



MILL STREAM RISE, LEIGH, TONBRIDGE



# MILL STREAM RISE, LEIGH, TONBRIDGE

Detached contemporary five bedroom home of over 3000sq ft on a private gated road on the edge of Leigh, ideally situated for commuting and excellent schools.



Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freehold



## THE PROPERTY

The property is flooded with natural light, in particular via the triple floor glazed wall to the front over the reception hall, with glass balustraded landings on the upper floors, which all look out over the woodland.

The generous, vaulted double aspect entertainment room with skylights has a bank of bi-fold doors leading out to the rear garden and windows looking out over the woodland to the front. There is a further versatile triple aspect sitting room on this floor. The spacious, triple aspect, open plan kitchen/dining room also has a wide bank of bi-fold doors leading out to the rear garden as well as French doors leading out to a glazed balcony to the front. The kitchen has been fitted with contemporary high gloss kitchen cabinetry, stone effect worktops, a central island with breakfast bar and a range of integrated appliances.











## BEDROOMS AND GARDEN

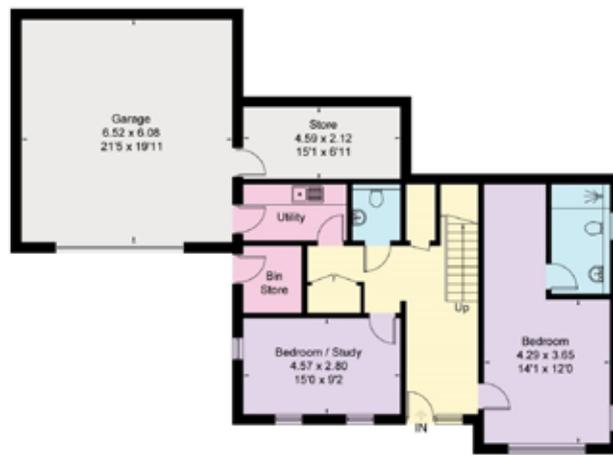
There are three double bedrooms on the second floor including the principal bedroom suite with dressing area, views out over the woods and en suite bathroom with separate shower and bath. The remaining two bedrooms are served by a family bathroom.

On the ground floor you will find another bedroom with dressing area and en suite shower room, ideal for guests, teenagers or a Nanny. There is also a 5th double bedroom/home office, utility room and WC on this floor. The integrated double garage provides access to a gym and has parking in front.

The rear south-east facing landscaped garden enjoys a level lawn, paved patios and has side gated access via steps from the front driveway. In addition to the private garden, in the development there are communal grounds including a children's play area and access to some wonderful countryside walks on your doorstep.







Ground Floor



First Floor



Second Floor



(Including Garage / Excluding Voids)  
 Approximate Gross Internal Area = 331.2 sq.m / 3,565 sq.ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



**Edward Torry**

01732 744 478

[edward.torry@knightfrank.com](mailto:edward.torry@knightfrank.com)

**Knight Frank - Sevenoaks**

113-117 High Street, Sevenoaks

Kent, TN13 1UP

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated July 2022. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

