



Gales, Powder Mill Lane, Leigh, Kent TN11 8QE
Guide Price: £650,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Grade II Listed Village Home
- *Situated just off The Village Green
- *Two Double Bedrooms
- *Wealth of Original Features & Exposed Beams
- *Sitting Room with Inglenook & Wood Burning Stove
- *Country Kitchen & Range
- *Striking Oak Garden/Dining Room Extension
- *Generous Ground Floor Bathroom with Vaulted Ceiling
- *Established Cottage Gardens
- *Timber Cabin/Home Office
- *Gravel Driveway & EV Charging Point

Description

This charming Grade II listed two bedroom cottage is situated in the heart of the village, just off the green. Believed to date back to the 16th Century this delightful home offers a abundance of period features with the addition of a striking oak extension and timber cabin/home office, conveniently located for the station and village.

Accommodation

- The property is approached over a gravel driveway leading to the brick enclosed entrance porch with oak flooring and original latch door leading into the sitting room.
- Dual aspect sitting room with leaded light windows and door to garden, inglenook fireplace with solid oak mantel, stone hearth and wood burning stove and exposed beams. Staircase rising and turning to the first floor with understairs cupboard, pretty latch doors providing access to the kitchen and bathroom.
- Country style kitchen with vaulted ceiling, open plan to the oak garden/dining room extension with Karndean flooring throughout and attractive leaded light windows. Kitchen fitted with a range of cream Shaker style wall mounted cabinets and base units of cupboards and drawers, butler sink and complimenting solid wood worktops. Inset microwave, gas range cooker with Rangemaster hood, integrated fridge/freezer, dishwasher and washing machine. Oak extension with inset tiling, lovely outlook over the garden, vaulted ceiling and door to the rear courtyard.
- Ground floor bathroom fitted with a white contemporary suite comprising double ended bath with central mixing taps, separate shower cubicle, vanity unit incorporating basin and concealed cistern toilet. Wall mounted heated towel rail, window to side and skylight window, extractor fan, inset lighting, small loft hatch and ceramic tiled flooring.
- First floor landing/reading area full of character and charm with exposed brickwork, timber beams and stairs rising to the second floor bedroom.
- Main bedroom, full of character, brick fireplace with oak mantle and exposed brick chimney breast with wood burning stove, exposed beams and latch door leading to the dressing room/office with window and exposed beams ideal for hanging space or small home office. Second floor bedroom, leaded light window, exposed beams, fitted wardrobe with light and eaves storage.



- This delightful prospect offers cottage gardens to the front and rear with roses and climbing wisteria to the front elevation, gravel driveway and EV charging point. Rear south facing garden having brick paved courtyard/seating areas and pergola with grape vine, remainder laid to lawn with brick pathway running to the rear and garden cabin/home office with separate side garden storage area. Established shrub/flower borders and apple tree, exterior lighting and tap and access to side via wooden gate.
- Services: All mains services. Gas central heating. EV charging point. Leaded light windows with some secondary glazing. Oak extension constructed in 2009.
- Council Tax Band: E - Sevenoaks District Council
- EPC: Exempt – Grade II Listed

Situation

Gales is situated in the heart of this picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint an English summer scene with countryside walks from the doorstep. The village is in a designated conservation area boasting a wealth of amenities including primary school, church, recently revitalised village store, post office, local hairdressers, public house, royal legion, village hall offering numerous activities, cricket, tennis, rugby and fishing clubs with the National cycle route running through the village. Conveniently located Leigh Railway Station offers services to London Victoria/Charing Cross via the Tonbridge/ Redhill line and Gatwick airport, with bus routes available from the village 210/235. Food vans visiting the village green include Fish & Chips, Pizza and Thai. The nearby Hildenborough mainline station offers services to London Bridge, London Waterloo East, and London Charing Cross. The towns of Sevenoaks and Tonbridge are within easy reach, offering an extensive array of shops, boutiques, restaurants, and leisure facilities. The area is also home to numerous outstanding state, grammar and private schools. Recreational opportunities with the Sevenoaks Leisure Centre, golfing at Nizels and Poult Wood, cricket at The Vine and Haysden Lakes. Convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the picturesque Kent coast.



Viewing Strictly By Appointment

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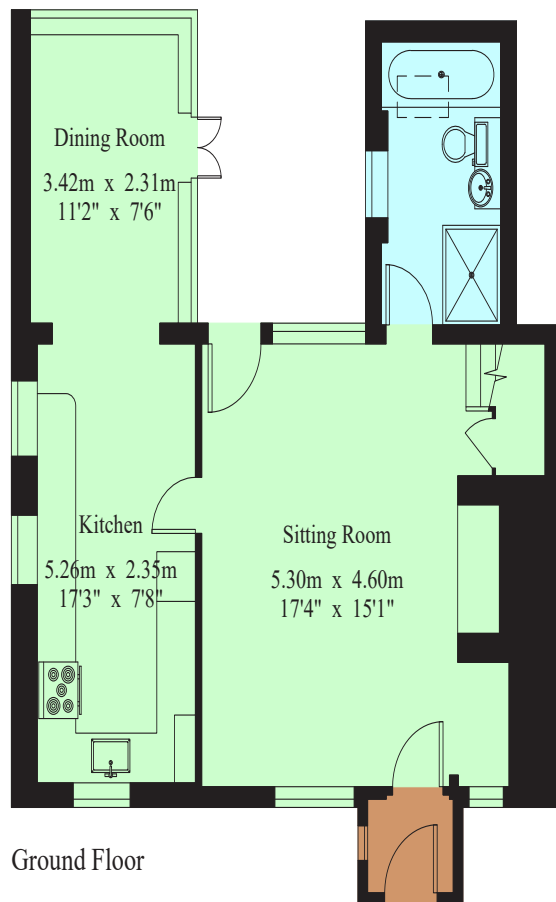
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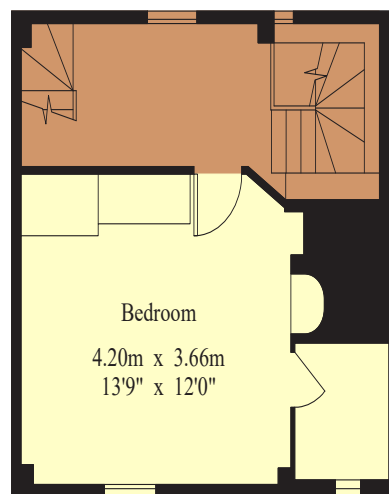
Gales

House - Gross Internal Area : 109.8 sq.m (1181 sq.ft.)

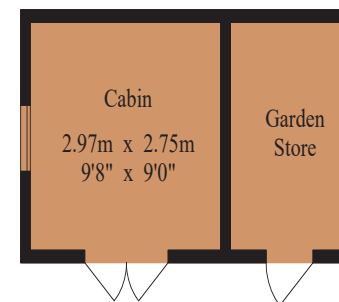
Outbuilding - Gross Internal Area : 13.6 sq.m (146 sq.ft.)



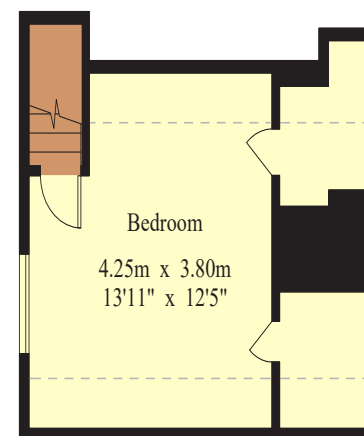
Ground Floor



First Floor



----- Restricted Height



Second Floor



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