



Homelands, Powdermill Lane, Leigh, Kent TN11 8PY
Guide Price: £1,395,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Highly Individual Detached Family Home
- *Five Bedrooms
- *Two Reception Rooms
- *Smart Country Kitchen
- *Three Bathrooms/Shower Rooms
- *Utility Room
- *Self-Contained One Bedroom Annexe
- *Detached Garage & Car Port
- *Formal Gardens with Orchard & South Facing Terrace
- *Swimming Pool
- *Separate 1.15 Acre Meadow to Rear
- *Total Plot extending to 1.75 Acres
- *Development Potential subject to Planning Consent

Description

This highly versatile, detached five bedroom house is set on a delightful plot extending to 1.75 acres on the rural fringes of this picturesque village. This delightful countryside retreat has been a long term family home enjoying south facing gardens and grounds including a meadow and pool. It has the benefit of a self-contained annexe, ideal for multi-generational living or potential income generation.

Accommodation

- Set back from the road accessed via a gravel driveway through private gates with pathway leading to the enclosed front entrance porch having attractive original timber arched door, opening to the welcoming reception hallway.
- The central bright hallway offers ample space for relaxing and dining with feature brick gas coal effect fireplace, stairs rising to the first floor, glazed sliding doors opening to the sitting room and open archway inviting you through to the kitchen.
- Dual aspect sitting room with focal modern wall mounted gas log effect fire and French doors opening out onto the sunny rear terrace, ideal for summer entertaining.
- Country style kitchen fitted with a comprehensive range of cream shaker style wall mounted cabinets, full height units and base units of cupboards and drawers, including a central island, finished with contrasting worktops and upstands. Neff appliances including eye level double oven, gas hob on island with extractor over and integrated dishwasher. Further set of French doors opening to the terrace and interconnecting door providing access to the annexe.
- To the left side of the hallway is the useful utility with sink, space for appliances, including washing machine and door to cloakroom with shower enclosure.
- Self-contained annexe comprising generous dual aspect bed/sitting room with patio doors to garden/terrace, fitted kitchen with wall mounted Worcester boiler, double bedroom and shower room. The annexe has separate access, heating and council tax making it ideal for multigenerational living or income generation through letting.
- To the first floor a spacious landing area with delightful seating/reading areas and airing cupboard housing Worcester boiler, provides access to the bedrooms, family bathroom and delightful roof terrace, a perfect place to relax and enjoy the uninterrupted views with tree lined outlook.
- Principal dual aspect bedroom with corner electric shower enclosure and vanity basin. Two further doubles, one enjoying a vaulted ceiling and direct access to the roof terrace and a single bedroom/study, all having fitted wardrobes and serviced by a spacious family bathroom with Jacuzzi bath.

- Externally, this delightful prospect extends to 1.75 acres, outbuildings include a detached garage with car port, timber detached workshop with power, garden shed and storage and small timber stable. Attractive formal gardens including a south facing terrace, greenhouse and vegetable beds, predominately laid to level lawn with orchard. Separate 1.15 acre meadow, screened outdoor swimming pool with pump and seating/changing area. Extensive driveway offering parking for multiple vehicles.
- Services: All mains services. Gas central heating, two Worcester boilers serving the house and the annexe. Double glazed windows.
- Council Tax Band: Homelands: F and Annexe: A - Sevenoaks District Council. EPC: C

Situation

Homelands is situated in this picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene. The village centre is a designated conservation area and boasts a wealth of amenities including Leigh primary school, church, revitalised village store, post office, local hairdressers, public house within walking distance, Royal British Legion, village hall offering numerous activities, cricket, tennis, rugby and fishing clubs with the National Cycle Route running through the village from Penshurst Place to Tonbridge. 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 green include Fish & Chips, Pizza and Thai. The nearby Hildenborough mainline station offers services to London Bridge, London Waterloo East/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 has numerous outstanding state, grammar and private schools. Recreational opportunities with the Sevenoaks Leisure Centre, golfing at Nizels and Poulton 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

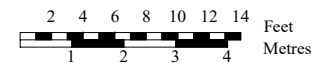
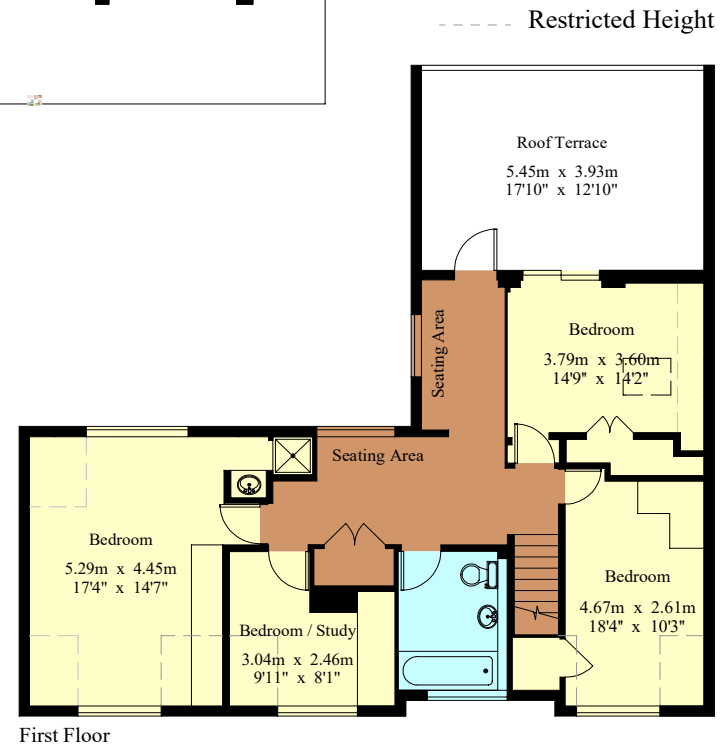
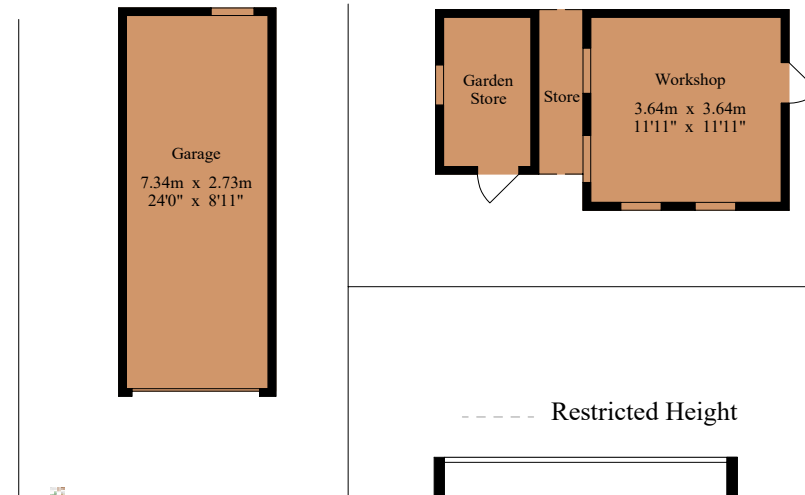
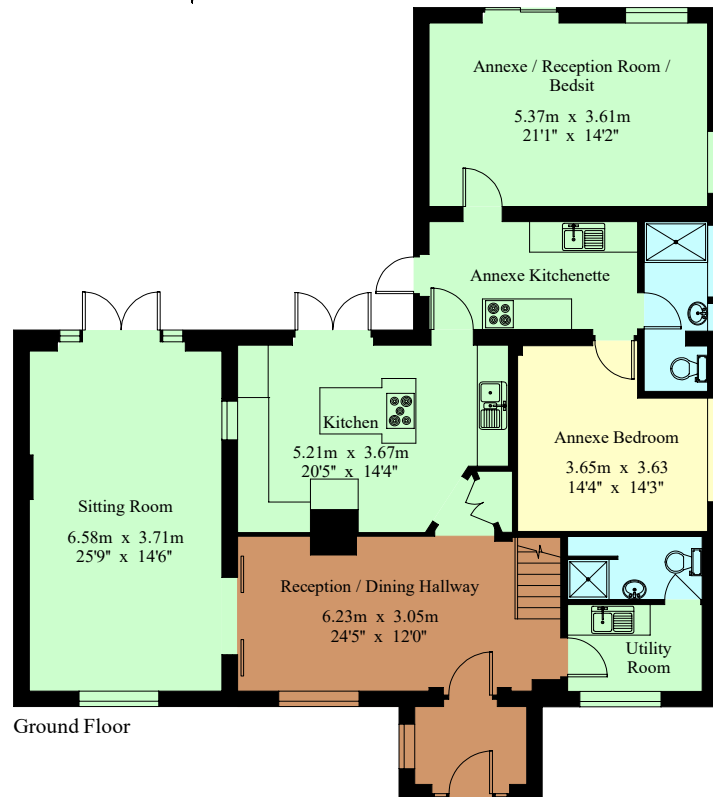
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Homelands

House - Gross Internal Area : 211.0 sq.m (2271 sq.ft.)

Outbuildings - Gross Internal Area : 38.2 sq.m (411 sq.ft.)



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