



Meadow Edge Cottage, 2 Home Farm Close, Leigh, Kent TN11 8SB  
Guide Price: £500,000 - £525,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Attached Character Home on Farm Development
- \*Semi-Rural Setting on the Outskirts of the Village
- \*Sitting/Dining Room \*Bespoke Kitchen/Breakfast Room
- \*Cloakroom \*Two Double Bedrooms \*Contemporary Bathroom
- \*Character Features \*Private Gardens and Parking Bay
- \*Allocated Barn Style Garage with Covered Parking Bay
- \*Additional on site Visitor Parking

#### Description

This unique attached Grade II listed character home forms part of an attractive farm conversion set in a rural situation yet conveniently positioned for Leigh village and Hildenborough main line station. This charming property has been skilfully updated by the current owners and benefits from an allocated barn style garage with parking bay and offers views from the first floor over the surrounding countryside.

#### Accommodation

- Entrance hall with solid oak front door, specialist laminate flooring, alarm panel, wall mounted thermostat.
- Cloakroom comprising close coupled w.c, wall mounted basin, specialist laminate flooring and extractor fan.
- Bespoke kitchen/breakfast room hand built and finished in a contrasting colours with copper handles, including base cupboards and wide pan drawers, 1½ bowl stainless steel sink unit with swan neck tap inset to solid wood worktop with matching upstands and brick tiled splash backs. Smeg electric fan oven with inset gas hob over, space and plumbing for washer/dryer, space for freestanding fridge/freezer. Cupboard housing gas boiler and built in wine rack. A light double aspect room with windows to the front and side, exposed brick walls, built in pantry with latch door, specialist laminate flooring.
- Dual aspect sitting/dining room with glazed double doors having wooden external shutters opening onto the garden and some exposed brickwork. Staircase to first floor with under stairs storage cupboard housing gas and electric meters and fuse board, inset ceiling lights, Panaget specialist engineered oak flooring.
- First floor landing with access to roof space with light.
- Main bedroom with a vaulted and beamed ceiling, casement window to front and further high level feature arched window, one wall of exposed brickwork, stripped wooden flooring and built in storage cupboard.
- Second bedroom attractive outlook with deep casement windows to rear, high ceiling with exposed beams, stripped wooden flooring and exposed brickwork to back wall.
- Contemporary Victorian style bathroom fitted with a white suite comprising close coupled w.c, pedestal basin, panelled bath with mixer tap, wall mounted Mira shower on riser and glazed screen, metro brick tiling to walls, feature chrome towel rail, small opaque window and laminate flooring.
- The pretty cottage gardens surround the property on two sides with mature hedging, shrubs and flower borders providing seclusion and comprising areas of lawn with paved and gravel pathways and feature square raised planter. Separate private block paved parking area and pedestrian access via wooden gate.



- Allocated barn style garage and further parking bay. Garage with up and over door, power and light approached through a large barn style covered brick paved parking bay. Further visitors parking available on site.
- Services & Points of Note: All mains services. Gas central heating. Wooden double glazed windows. Maintenance for upkeep of communal areas service charge: \$410.00 p/a. Ground rent: \$15.00 p/a.
- Council Tax Band: E – Sevenoaks District Council
- EPC: C

### Leigh

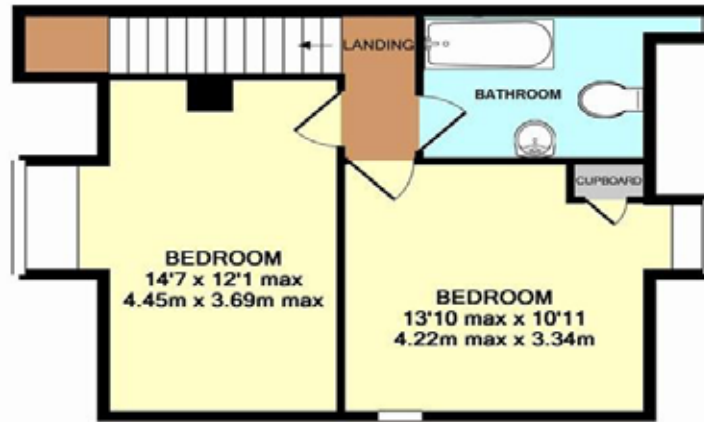
Home Farm Close is situated in a semi-rural position on the outskirts of the highly sought after village of Leigh, a conservation area surrounded by countryside yet conveniently situated for access to local amenities and Hildenborough main line station offering services to London Bridge, London Waterloo East and London Charing Cross. This picturesque village is renowned for its mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. Amenities include a primary school, church, village store, post office and Leigh railway station (Victoria and Tonbridge/Redhill line). The towns of Sevenoaks and Tonbridge are also nearby both offering a comprehensive range of shops, boutiques, restaurants and leisure facilities. There are numerous excellent schools in the area including, Sevenoaks School, Sevenoaks Prep, Schools at Somerhill, New Beacon, Weald of Kent and Tonbridge Girls Grammar School, Judd School for Boys, Hilden Grange Preparatory School and the renowned Tonbridge Public School. Recreational facilities in the area include, Sevenoaks Leisure Centre, golf at Nizels and Poul Wood, cricket at The Vine and numerous local sporting clubs. The property is conveniently situated for the A21, providing links to the national motorway network, Gatwick, Stansted and Heathrow Airports, The Channel Tunnel and the Kent coast.



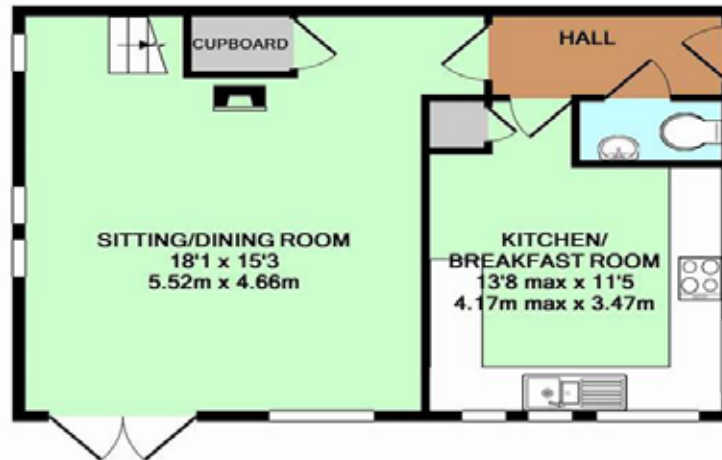
Viewing Strictly By Appointment

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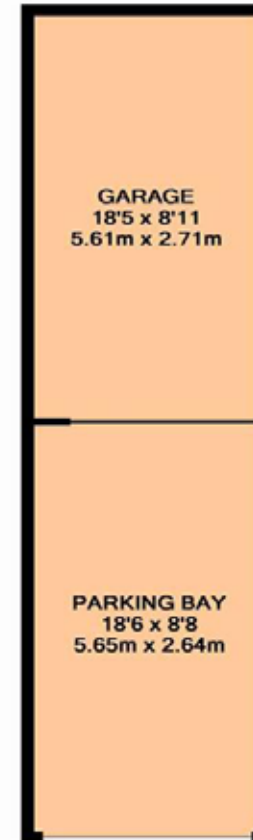
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1ST FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)

2 HOME FARM CLOSE LEIGH TN11 8SB  
TOTAL APPROX. FLOOR AREA 1217 SQ.FT. (113.0 SQ.M.)  
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Ombudsman