



6 Forge Square, The Green, Leigh, Kent TN11 8QR
Guide Price: £365,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Characterful Grade II Listed Ground Floor Apartment
- *Central Location with super Views over the Village Green & Church
- *Double bedroom *Occasional Bedroom/Study
- *New Bathroom Suite with Shower *Modern Fitted Kitchen
- *Spacious Bay Fronted Sitting Room with Feature Stove
- *Pretty Private Rear Garden overlooking the Church *No Onward Chain

Description

A charming unique bay fronted Grade II Listed Mock Tudor ground floor apartment built in the 1880's by Samuel Morley, situated in a delightful prominent square in the heart of the village with superb views over the picturesque village green. This delightful well maintained apartment is presented in good order with a newly fitted bathroom and modern kitchen and has the benefit of a private rear garden overlooking the village church.

Accommodation

- This delightful character ground floor village apartment is approached over a shared brick pathway leading to an oak front door with leaded light window set within a traditional Tudor style arch and opening to a useful vestibule with coir matting.
- The spacious sitting room with large bay fronted leaded light window has a superb outlook over the village green, there is a focal gas wood effect stove, set on a stone hearth and recently sanded wooden flooring. Two large walk-in storage cupboards, one having power.
- Off the sitting room is an occasional single bedroom or study.
- Modern fitted Kitchen with dove grey gloss wall cabinets and base units with worktops. Sink unit, tiled splashbacks, Neff electric hob with extractor over and Neff oven below. Laminate flooring. Attractive views over the church to the rear.
- Main double bedroom with small ducks nest fireplace, attractive outlook over church.
- Newly fitted bathroom suite with panelled bath, tiled surround and glazed screen. Shower unit over bath. Rectangular vanity unit with wash basin and cupboards under, vanity mirror with lighting. Space and plumbing for washing machine. Close coupled w.c. Laminate flooring.
- Private part walled rear garden approached up brick steps from small, shared courtyard area (shared with No 7) with lovely outlook over the church. Mainly laid to lawn with fencing and hedging to boundaries. Useful brick garden store.

- Services: All main services. Gas central heating.
- Point of Note: This apartment owns the freehold of No 6 and 7, a first floor leasehold apartment on a 999 year lease. Maintenance costs are shared on a 60:40 basis, with No 6 paying the lower share.
- Council Tax Band: B – Sevenoaks District Council
- EPC: Exempt (Grade II Listed)

Situation

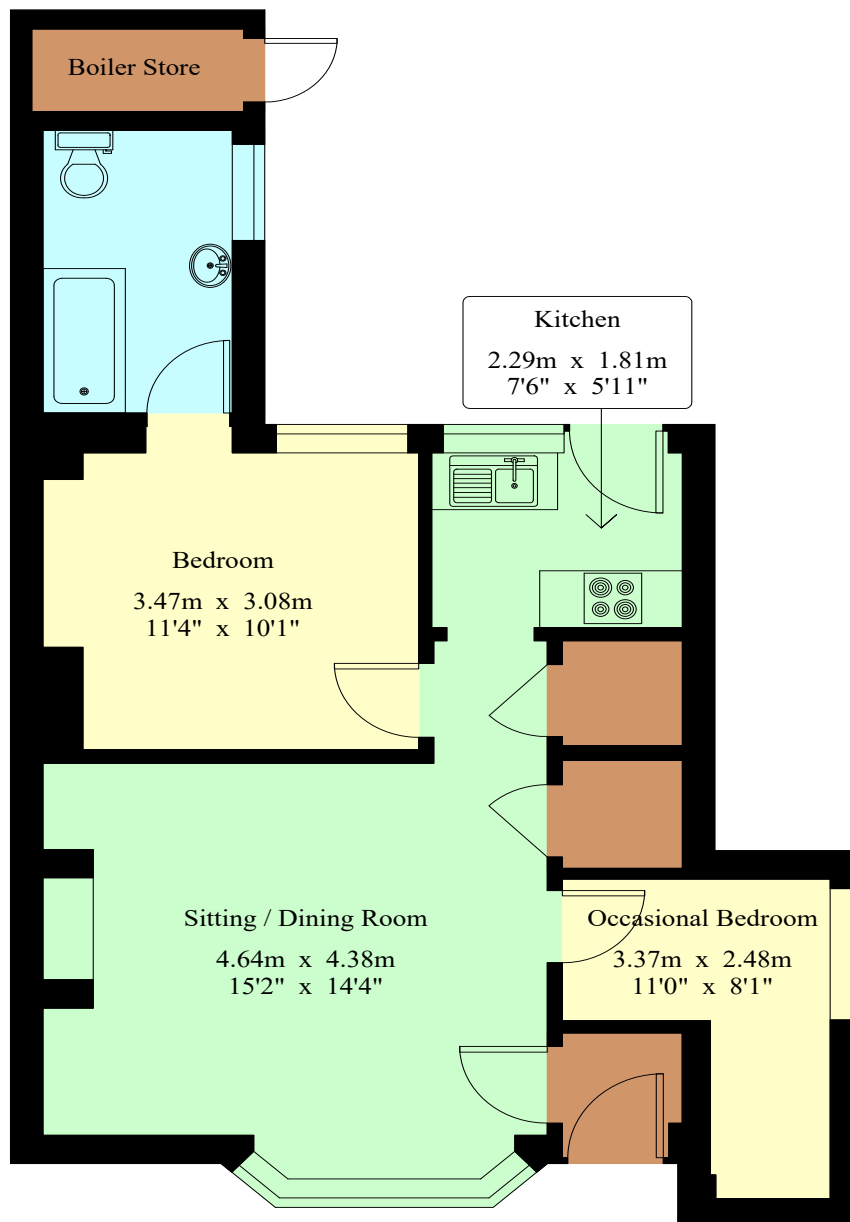
Forge Square occupies a prominent position overlooking the green in this picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene with countryside walks direct from the doorstep. Located within a designated conservation area, the village boasts a wealth of amenities including Leigh primary school, church, village store, post office and local hairdressers. Public house within walking distance, royal 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 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. 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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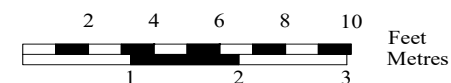


Ground Floor



6 Forge Square

Gross Internal Area : 56.5 sq.m (608 sq.ft.)



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