



7 The Compasses, Leigh, Kent TN11 8HT
Guide: £300,000 to £325,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Charming Mid-Terrace Cottage *Semi-Rural Situation
 *Entrance Porch *Sitting Room *Kitchen/Breakfast Room
 *Double Bedroom *Converted Loft Bedroom
 *First Floor Bathroom *Utility Outhouse & Garden Store
 *Paved Front Garden *Secluded Rear Garden
 *Split-Level Garage *No Onward Chain

Description

A charming mid-terrace cottage occupying a semi rural position on the outskirts of this picturesque village and now offering scope for some general updating and re-decoration. There are attractive views from the first floor to the front, a secluded courtyard garden with second separate garden containing a split level garage.

Accommodation

- Wooden framed entrance porch with multi paned windows, and a part glazed door opening to:-
- Sitting room with exposed wooden beams, double glazed window to front with attractive outlook and a wood burning stove. Wooden door leading through to the kitchen.
- Kitchen fitted with a range of white and glass fronted, wall mounted cabinets and base units comprising a built in electric oven and hob with extractor, tiled splashbacks to work surfaces with characterfully exposed brickwork under the stairs and on the partition wall. Understairs there is a fridge and further worktop. Stairs leading to upstairs and back door leading to the garden.
- First floor landing with doors to the main bedroom, bathroom and stairs leading up to the second bedroom.
- Bedroom with double glazed window to front and attractive outlook, radiator and built in cupboards,
- Bathroom comprising wood panelled bath with wall mounted electric shower unit and tiled splashback, vanity unit with inset basin and cupboards below, white toilet, towel rail, double glazed window and airing cupboard containing electric emersion heater.
- Loft conversion containing the second bedroom with double glazed Velux window, built in storage and access to eaves storage.
- Front garden paved with wooden picket fencing and gate. Rear cottage garden with external tap, well sized wooden shed and a brick-built utility outhouse containing washing machine and fridge freezer. Right of access to a second private garden containing a split-level garage with power, providing storage, parking opportunity and potential to convert STPP.



- Services & Points of Note: Mains drainage, water and electric. Electric heating. Double glazed windows. Rights of access to garden.
- Council Tax Band: C – Sevenoaks District Council
- EPC: E

Situation

The property is situated on the rural outskirts between the villages of Leigh and Chiddingstone Causeway, a small village which provides a local store, church, post office, newly built village hall and The Little Brown Jug Public House and the extremely convenient local Penshurst railway station (to Redhill, Gatwick or Tonbridge). The property is surrounded by beautiful countryside, being part of the High Weald Area of Outstanding Natural Beauty with walks direct from the doorstep.

Leigh is a picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green and boasts a wealth of amenities including Leigh primary school, church, recently revitalised village store, recycling centre, post office, local hairdressers, public houses within walking distance, royal legion, village hall, cricket, tennis, rugby and fishing clubs. Conveniently located Leigh Railway Station offers services to London Victoria/Charing Cross via the Tonbridge/ Redhill line and Gatwick airport. 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 Kent coast.

Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



7 The Compasses

House - Gross Internal Area : 61.9 sq.m (667 sq.ft.)
Garage - Gross Internal Area : 37.6 sq.m (404 sq.ft.)



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