



37 Well Close, Leigh, Tonbridge, TN11 8RQ.

Jack Charles

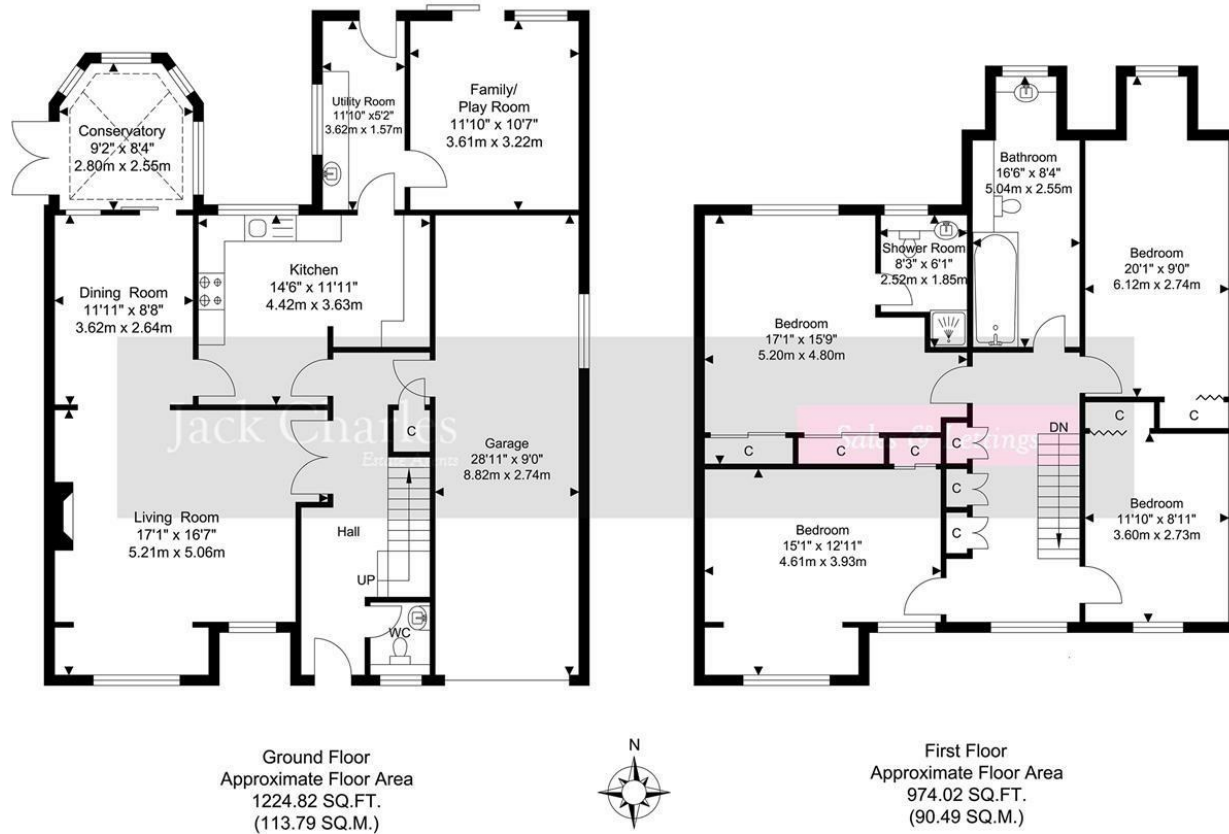
Guide Price £950,000 - £995,000

Jack Charles  
Estate Agents

Sales & Lettings

- Detached Family Home
- 3 / 4 Reception Rooms
- Tandem Garage
- Four Bedrooms
- Kitchen / Breakfast Room
- Parking
- Ensuite & Family Bathroom
- Utility Room
- Super Village Location

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor  
Approximate Floor Area  
1224.82 SQ.FT.  
(113.79 SQ.M.)

First Floor  
Approximate Floor Area  
974.02 SQ.FT.  
(90.49 SQ.M.)

TOTAL APPROX FLOOR AREA 2198.85 SQ.FT. (204.28 SQ. M.)  
For Identification Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Important Notice:**  
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## To Be Sold

Jack Charles are delighted to offer this substantial executive family home, enviably positioned in a tucked away cul de sac of just four individual properties.

This impressive residence provides generous and highly versatile accommodation, ideal for established or growing families. The ground floor offers three to four reception rooms, allowing excellent flexibility for formal entertaining, a home office, playroom or snug, depending on individual requirements. At the heart of the home is a spacious kitchen and breakfast room, perfectly designed for day to day family living with ample space for dining and socialising.

To the first floor are four well proportioned bedrooms, complemented by two bathrooms, creating a practical and well balanced layout for modern family life.

Externally, the property enjoys a superb rear garden, offering a private and secure space for children, entertaining or outdoor relaxation. There is also a tandem length garage and ample off road parking, ensuring excellent storage and convenience.

A rare opportunity to acquire a sizeable and well located family home within an exclusive and peaceful setting, early viewing is highly recommended.

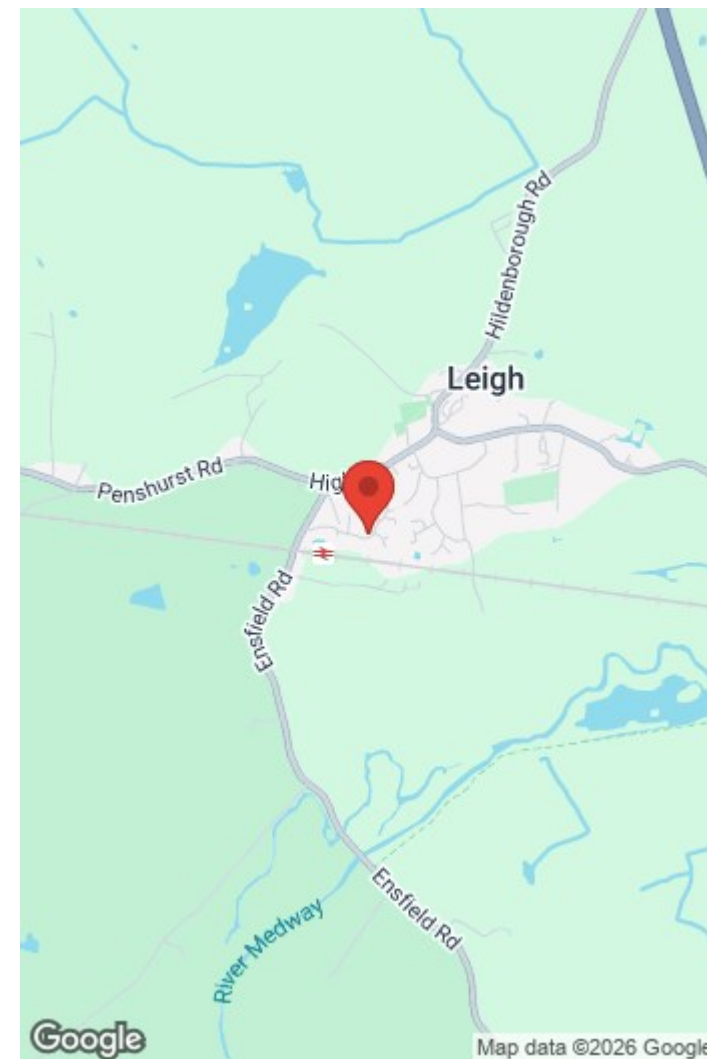
## Location

Leigh is a highly regarded and picturesque Kent village, offering an attractive blend of countryside charm and everyday convenience. Renowned for its character homes, historic High Street and strong sense of community, the village provides a quintessential semi rural lifestyle whilst remaining exceptionally well connected.

At the heart of Leigh you will find a village store, popular public house, primary school and the historic church, all contributing to its welcoming atmosphere. The surrounding countryside offers an abundance of scenic walks, bridleways and open green spaces, ideal for outdoor enthusiasts and families alike.

For commuters, Leigh mainline station provides direct services into London Bridge and London Charing Cross, making it a practical choice for those travelling into the City. The nearby towns of Sevenoaks and Tonbridge offer a wider range of shopping, leisure facilities, restaurants and well regarded secondary schools, along with additional mainline services.

Leigh successfully combines rural tranquillity with excellent accessibility, making it one of the most sought after village locations in West Kent.





**Jack Charles**  
Estate Agents

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