



Treetops, Powdermills, Leigh, Kent, TN11 9AR
Guide Price: £1,000,000 to £1,050,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Unique Detached Family Home
- *Four/Five Bedrooms
- *Delightful Situation with Views over Farmland
- *Superb Open Plan Kitchen/Dining/Living Space
- *Sitting Room/Bedroom Four
- *Bedroom Five
- *Adjoining Utility/Cloakroom
- *Study
- *Ground Floor Shower Room
- *Spacious Main Bedroom with En-Suite
- *Family Bathroom
- *Detached Garage
- *Garden Room/Home Office
- *Cottage Front Garden & Two Driveways
- *Landscaped South Westerly Rear Garden & Covered Terrace

Description

An opportunity to acquire this unique detached four/five bedroom house, situated in a semi-rural location on the outskirts of Leigh and enjoying a lovely outlook over fields to the front. The property is presented in superb order throughout, the current vendors having undertaken extensive renovation and extension works including a loft conversion creating a fabulous home. It also offers versatile accommodation with potential for a ground floor guest suite with its own entrance.

Accommodation

- The property is approached through a gate with picket fence, pathway and steps to the front door opening to the spacious L-shaped entrance hallway with central oak staircase. Smart engineered oak flooring with zoned under floor heating running throughout the ground floor.
- Off the hallway to the left there are three reception rooms. One currently utilised as a gym with bi-folds opening to the rear covered terrace which could be utilised as a fifth bedroom. A study with bespoke fitted office furniture, hard wired internet and a sitting room/snug having French doors with between the glass blinds also opening to the terrace and fitted display shelving incorporating modern living flame colour changing fire, which could also be utilised as a bedroom if required.
- There is also a ground floor utility/cloakroom adjoining bedroom five, with butler sink, wall and base cupboards and space and plumbing for a washing machine and tumble dryer, large cloaks cupboard containing hot water cylinder and concealed cistern toilet with attractive metro tiled splashback. Door providing access to the side courtyard gravel area with Grant oil fired boiler, external hot and cold taps, double gates to driveway and wooden gate to the rear garden.
- Modern ground floor shower room from Victorian Plumbing comprising walk in shower enclosure with rainfall head, glazed screen and stylish metro tiled splashback, floating sink, concealed cistern toilet and attractive patterned tiled flooring.
- To the right of the hallway, you enter the striking open plan kitchen/dining/living space forming the hub of the home. Kitchen fitted with a comprehensive range of gloss cabinets and base units of cupboards and drawers, finished with quartz worktops and upstands, including an island with sink, boiling water tap and peninsular breakfast bar return with induction hob and pop up extractor. Side by side ovens, one hide and slide and warming drawer, Hoover integrated dishwasher, space for wine cooler, corner larder and pull out recycling bins, space for American style fridge/freezer. Seating area with brick fireplace, fitted cupboards and display shelving, under stairs cupboard, bi-folds and two sets of French doors with fitted blinds open the space to the rear garden.
- First floor galleried landing flooded with natural light from Velux roof lantern with rain sensor.



- Main bedroom suite, a dual aspect room with lovely aspect over fields to front, bench seat, eaves storage and air conditioning unit. Contemporary en-suite bathroom with walk in shower enclosure, vanity unit incorporating basin and toilet. Two further double bedrooms, one with French doors and Juliette balcony, both having eaves storage. A modern family bathroom with bath, shower over, concealed toilet and basin complete the first floor accommodation.
- Landscaped rear garden with large porcelain tiled covered terrace, ideal for summer entertaining, mainly laid to lawn with mature hedges, shrub/flower borders, fruit trees and fenced boundaries. Pathways lead to the detached single garage and timber garden home office. Screened oil tank. Pretty front cottage garden and two driveways providing ample parking.
- Services & Points of Note: Mains water, drainage and electricity. Oil central heating, Grant external oil boiler, zoned underfloor heating to the ground floor and individual thermostats to first floor. Double glazed windows.
- Council Tax Band: E – Tonbridge & Malling. EPC: C

Leigh
 Treetops is ideally situated between the popular villages of Hildenborough and Leigh a picturesque village which 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). Close access to public footpaths and cycle tracks leading to Leigh, Tonbridge, surrounding villages, pubs and countryside walks with The Plough Public House nearby. Hildenborough main line station (Charing Cross/Cannon Street line) is approximately two miles distant, and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks and Tonbridge. The area is also home to numerous outstanding schools including Sevenoaks School, Sevenoaks Prep, Schools at Somerhill, New Beacon, Weald of Kent, Tonbridge Girls Grammar School, Judd School for Boys, Hilden Grange Preparatory School, and the prestigious Tonbridge Public School. Recreational opportunities abound with the Sevenoaks Leisure Centre, golfing at Nizels and Poulton Wood, cricket at The Vine, and various local sports clubs. The property's 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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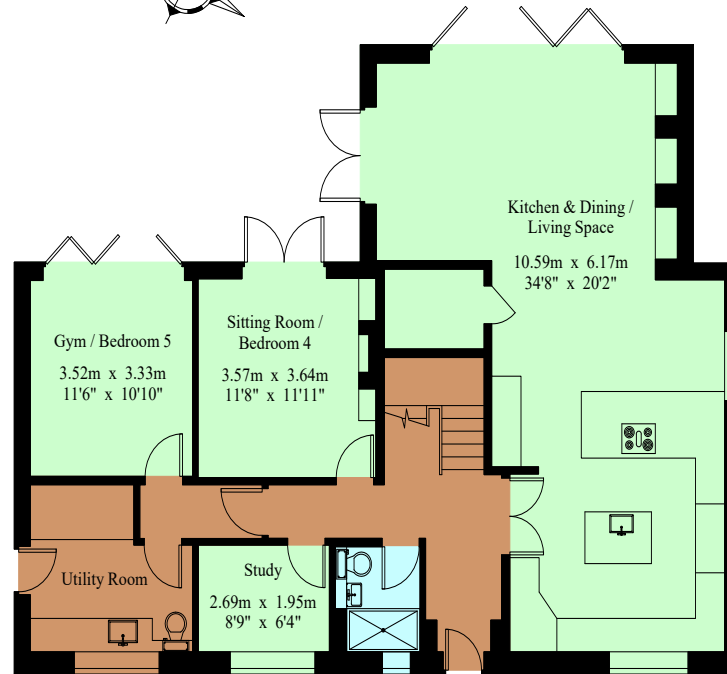
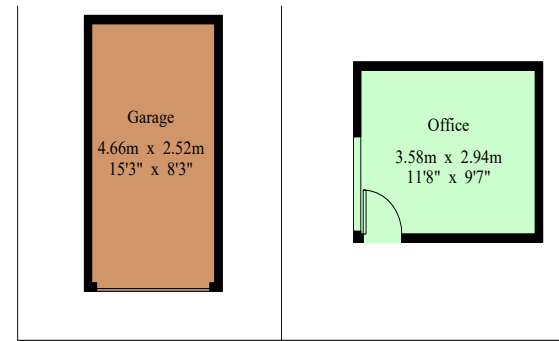
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

Treetops

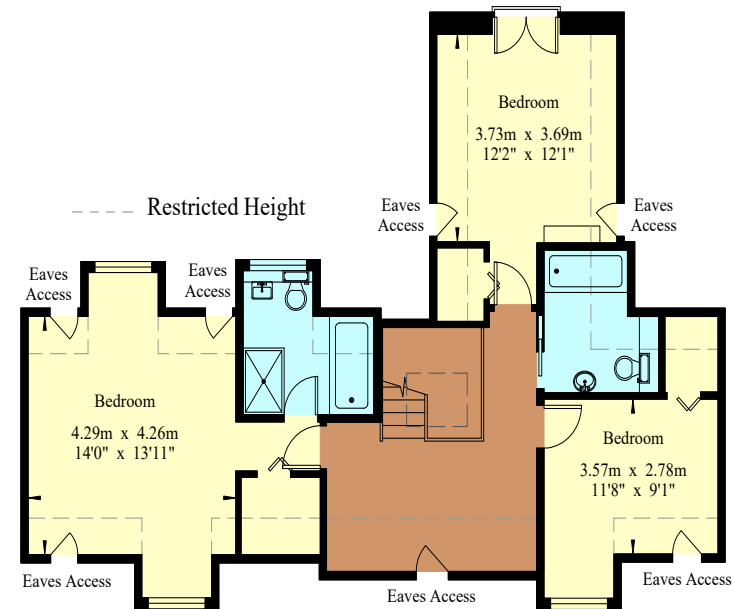
House - Gross Internal Area : 207.8 sq.m (2236 sq.ft.)

Garage - Gross Internal Area : 11.7 sq.m (125 sq.ft.)

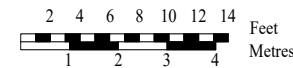
Home Office - Gross Internal Area : 10.5 sq.m (113 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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