



6 The Compasses, Leigh, Kent TN11 8HT  
Guide: £275,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Charming Mid-Terrace Cottage \*Semi-Rural Situation
- \*Sitting Room \*Kitchen/Breakfast Room
- \*Double Bedroom & Nursery/Study
- \*First Floor Bathroom \*
- \*Utility Outhouse & Garden Store
- \*Paved Front Garden \*Secluded Rear Garden
- \*Off Street Parking & 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, and a secluded rear garden with access to a driveway with off street parking.

#### Accommodation

- Entrance porch with double glazed multi paned windows, tiled flooring and multi paned door opening to:-
- Sitting room with exposed brick wall, fitted shelving, and double glazed window to front with attractive outlook. Staircase rising to the first floor.
- Kitchen/breakfast room fitted with a range of white gloss wall mounted cabinets and base units comprising one and a half bowl single drainer stainless steel sink unit, inset electric AEG ceramic hob with AEG extractor hood above and matching single oven below, tiled splashbacks to work surfaces, understairs cupboard with latch door, central heating programmer, oak breakfast table (to remain if required) and stable door leading to the garden.
- First floor landing with doors to all rooms.
- Bedroom with double glazed window to front and attractive outlook, radiator, ceiling hatch to loft space, built in cupboard,
- Nursery/study with double glazed window to rear.
- Bathroom comprising panelled bath with wall mounted shower unit and tiled splashback, vanity unit with inset basin and cupboards below, concealed cistern toilet, heated towel rail and double glazed window.
- Front garden mainly paved with low brick boundary walling with wrought iron railing and gate. Communal area with pathway having rights of access to rear garden.
- Brick built utility outhouse with space and plumbing for washing machine and Worcester Calor gas boiler. Brick built garden store. Rear garden being mainly paved with brick pathways and hedges. Good sized Garden Shed with double glazed window. Access to block paved driveway.



- Services & Points of Note: All mains services. LPG Calor gas heating with Nest smart controls. Double glazed windows, replaced in 2007. Rights of access to garden.
- Council Tax Band: C – Sevenoaks District Council
- EPC: D

#### 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.

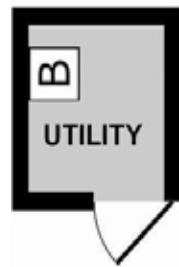
Leigh is a picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green and boasts a wealth of amenities including Leigh primary school, church, recently revitalised village store, recycling centre, post office, local hairdressers, public houses 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 Poul 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.



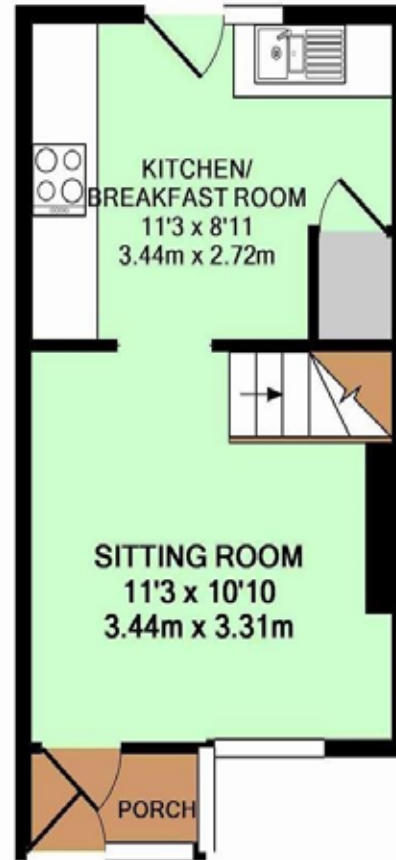
Viewing Strictly By Appointment

01732 834835

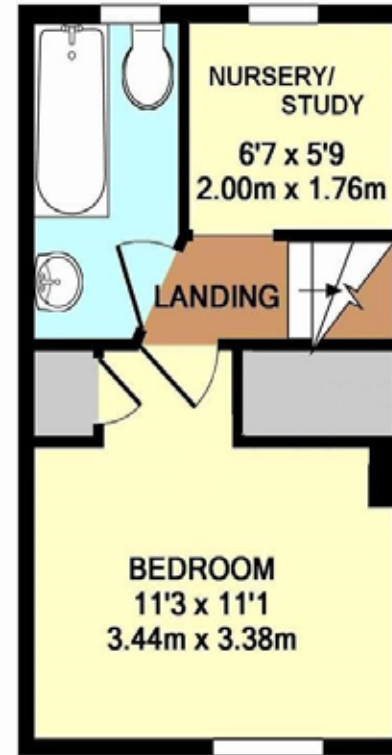
[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)



OUTHOUSES  
APPROX. FLOOR  
AREA 5.9 SQ.M.  
(64 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 21.7 SQ.M.  
(234 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 20.6 SQ.M.  
(221 SQ.FT.)



6 THE COMPASSES LEIGH TN11 8HT  
TOTAL APPROX. FLOOR AREA 48.2 SQ.M. (519 SQ.FT.)

Made with Metropix ©2015

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

