



2 Leigh Court
Three Elm Lane | Golden Green | Tonbridge | TN11 0LJ





STEP INSIDE

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This impressive four storey country residence forms part of a magnificent Victorian manor house surrounded by half an acre of delightful private gardens in the charming hamlet of Golden Green. It backs onto farmland with far-reaching views across the Medway Valley and is approached through a pair of solid wood automatic gates that open onto a private driveway leading to a spacious parking area is flanked by an avenue of trees and shrubs bordered by a large lawn.

Wonderful external features give this property such a special character including very high chimneystacks, differing roof lines with attractive barge boards, patterned brickwork, pitched roof dormers, bay and sash windows and an arched entrance. The period features continue internally with high coved ceilings, picture and dado rails, wall panelling and ornate ceiling roses as well as beautiful fireplaces. At the same time the property has been superbly but sensitively updated by the current owners to provide everything needed for modern day living and is beautifully presented and maintained.

The front door opens into a long L-shaped hallway with a cloakroom, a stained-glass door to the courtyard, a staircase to the lower ground floor and upper floors as well as Amtico herringbone flooring that flows through to the spacious, modern dual aspect kitchen/breakfast room and hallway. This has views over the courtyard and features a range cooker, a central island and shaker style units housing a fridge freezer, wine fridge and dishwasher, while still leaving plenty of space for a table and chairs.

There is a very elegant dual aspect lounge with an attractive bay window, a wood burning stove surrounded by a charming slate fireplace and solid oak flooring that continues into the spacious dining/sitting room. This also includes an attractive sandstone fireplace with a log burner and fitted shelving and is currently in use as a family room/second sitting room. However, it would be ideal for those more formal occasions where you could seat at least a dozen guests.

On the lower ground floor, you will find the utility room which comfortably accommodates several large appliances whilst providing essential hanging and drying space. In addition to this there is also a large boiler room and substantial private office with varied and versatile bespoke storage.

An L-shaped galleried landing on the split level first floor includes an airing cupboard with access to three double bedrooms and the large stunning family bathroom that all have wonderful countryside views. The bathroom features a modern stand-alone oval bath where you can sit and enjoy the views, a separate double shower and twin basins. One of the bedrooms has a charming original fireplace while the large and well-proportioned principal bedroom is dual aspect and includes a plethora of fitted cupboards as well as a staircase leading up to a superb ensuite dressing room/shower room.

While there is access to the rest of the second floor accommodation from the dressing room there is also the main staircase that leads to the second floor landing and a contemporary shower room serving two double bedrooms that provide a panoramic rural vista or could perhaps make a bedroom and sitting room for a teenager wanting a little independence and private space.





SELLER INSIGHT



When we first saw the property 26 years ago, we fell in love with its character, privacy and the sense of space it offered our young family. We wanted a home in the countryside that felt secure, had charm, and was within easy reach of excellent schools.... this house has given us all of that and more. Over the years we have invested considerable time and care in modernising and enhancing both the interior and exterior, always with an emphasis on creating a peaceful, private environment. Now it is time for us to begin a new chapter and pass this special home on to another family, who may even wish to explore reinstating or adapting the previous planning permission for an extension to create further ground floor living space.

Although beautifully rural and tucked within the charming hamlet of Golden Green, the property enjoys the best of both worlds. The Bell Inn is a traditional country pub and is only a short stroll away, whilst the Carpenters Arms and Poacher and Partridge are just 5 minutes by car. The historic village of Hadlow lies only a mile and a half from the doorstep. Hadlow is a designated Conservation Area, rich in period architecture and home to the remarkable Grade I listed Hadlow Tower also known as May's Folly. Rising 175 feet, it is the tallest Roman Gothic folly in the UK and its award winning restoration has made it a local landmark.*

Hadlow offers an excellent primary school and the renowned Hadlow College of Agriculture and Horticulture, whose Broadview Gardens provide 10 acres of beautifully maintained grounds open for leisurely walks. The village itself is well served with independent shops, pubs, a restaurant, hairdresser, church, library, medical centre, and active cricket and bowls clubs. The village hall hosts a wide range of activities for all ages, creating a strong sense of community. For equestrian enthusiasts, the Riding Farm Equestrian Centre is close by, while the River Medway and surrounding lakes offer boating and angling. Golfers are spoilt for choice, with an impressive sixteen courses within nine miles, including the popular Poult Wood public golf centre.

Tonbridge and Tunbridge Wells are both within easy reach, offering an excellent selection of restaurants, cafés, high street and boutique shopping, theatres, cinemas and mainline stations. Fast trains from Tonbridge reach London Bridge in around half an hour, making commuting or city access remarkably convenient.

The area is particularly well regarded for its educational opportunities. Several local primary schools are rated Outstanding by Ofsted, and the region is home to some of Kent's most prestigious grammar schools, including The Judd School for boys and Tonbridge Grammar School for girls, both with specialist status in areas such as performing arts, maths, ICT, music and sport. Independent options include Somerhill, Kent College and the historic Tonbridge School, founded in 1553. The school's EM Forster Theatre and Tonbridge School Centre offer superb facilities—swimming pool, gym, athletics track and tennis courts—available to external members. The town also provides a golf centre and thriving football, rugby, tennis, bowls and cricket clubs. Tunbridge Wells adds further choice with its own highly regarded grammar and private schools.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP OUTSIDE

2 Leigh Court

Outside, as well as the courtyard with access to the garage, there is a nearly 19ft long workshop with a pine boarded ceiling, windows, electrics and lighting so could always be converted into a games room/bar or offices for anyone working from home who needs peace and quiet. In order to provide complete privacy and security the beautifully landscaped garden is surrounded by six-foot-high fencing and hornbeam hedging so is completely secure for children and animals. It includes a truly charming and relaxing sunken garden seating area with delightful, raised lily ponds bordered by well-manicured lawns and shrub beds overlooking farmland as well as a large terrace for outdoor entertaining and barbecues.





Travel

By Road	
Tonbridge station	3.9 miles
Tunbridge Wells	8.6 miles
Sevenoaks	13.1 miles
Maidstone	10.6 miles
Dover Docks	57.1 miles
Channel Tunnel	43.4 miles
Gatwick Airport	36.0 miles
Charing Cross	41.9 miles

By Train from Tonbridge:	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins

Leisure Clubs & Facilities

Poult Wood Golf Centre	01732 364039
Tonbridge School Centre	01732 304111
Tonbridge Tennis Club	07956 311273
Tonbridge Golf Centre	01732 353281
Tonbridge Bowling Club	01732 358528
Tonbridge Town Sailing Club	07813 259167

Healthcare

Hadlow Medical Centre	01732 667443
Tonbridge Medical Group	01732 352907

Education

Primary Schools:	
Hadlow Primary School	01732 850349
Capel Primary School	01892 833919
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools:	
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
The Skinners School	01892 520732
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Tonbridge School (Independent)	01732 365555

Entertainment

Oast Theatre
The Angel Centre
Rose and Crown
The Rose Revived

Local Attractions & Landmarks

Hadlow Tower
Tonbridge Castle
Haysden Country Park
Tonbridge River Trips

BASEMENT

Boiler Room
 Office 13'3 x 12'5 (4.04m x 3.79m)
 Laundry Room 12'5 x 7'2 (3.79m x 2.19m)
 Wine Cellar

GROUND FLOOR

Porch
 Entrance Hall
 Kitchen 25'1 x 12'2 (7.65m x 3.71m)
 Cloakroom
 Sitting room 1 23'8 x 17'8 (7.22m x 5.39m)
 Sitting Room 2 19'4 x 11'7 (5.90m x 3.53m)

FIRST FLOOR

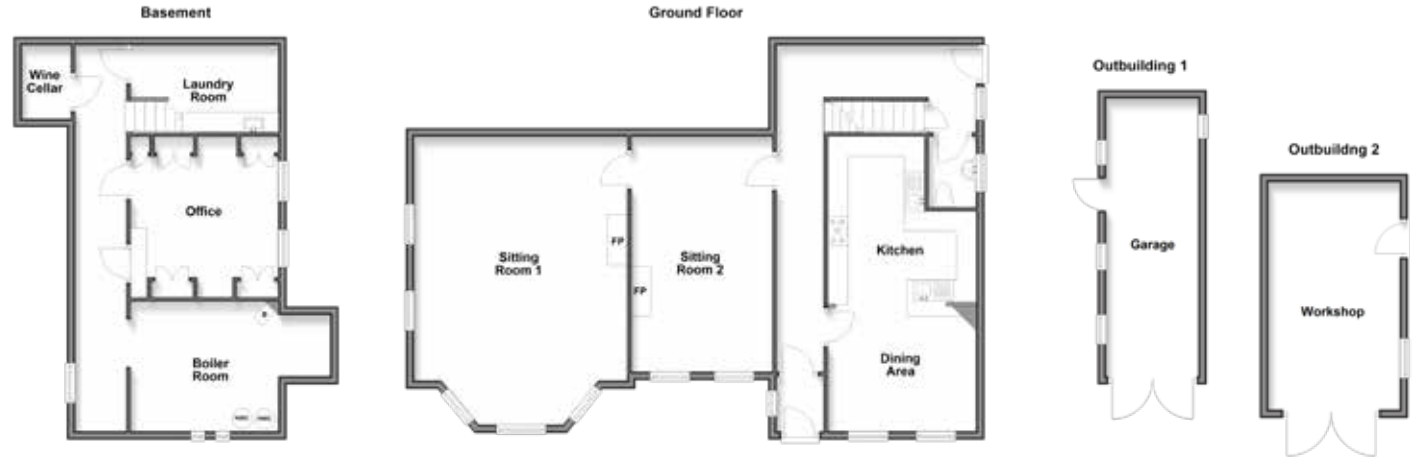
Bedroom 1 19'9 x 17'8 (6.02m x 5.39m)
 Bedroom 2 15'1 x 11'7 (4.60m x 3.53m)
 Bedroom 3 12'7 x 10'0 (3.84m x 3.05m)
 Bathroom

SECOND FLOOR

Bedroom 4 18'3 x 10'5 (5.57m x 3.18m)
 En-suite bath / dressing room
 Bedroom 5 19'7 x 15'2 (5.97m x 4.63m)
 Shower room
 Landing

OUTSIDE

Lawn Garden
 Sunken Garden
 Courtyard
 Garage 22'10 x 7'7 (6.96m x 2.31m)
 Workshop 18'8 x 10'9 (5.69m x 3.28m)
 Driveway



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. C Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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