



Cherylea, Powder Mills, Leigh, Kent, TN11 9AP
Guide: £970,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Distinctive Detached Family Home on Secluded Plot
- *Four/Five Bedrooms *Delightful Semi-Rural Location
- *Potential for Further Loft Extension or Annexe Subject to Planning
- *Modern Refitted Kitchen/Breakfast Room & Utility
- *Superb Open Plan Sitting/Dining Room with Woodburning Stove
- *Separate Family Room *Ground Floor Shower Room & Separate Toilet
- *First Floor Two Double Bedrooms & Family Bathroom
- *Detached Home Office/Studio & Private Driveway
- *Secluded Southerly Facing Gardens
- *Convenient Access to Woodland, Cycle Tracks & Public Footpaths

Description

This distinctive detached family house is conveniently located between the villages of Leigh and Hildenborough. Having served as a cherished family home this delightful prospect offers highly versatile accommodation, perfectly suited to modern family living. The layout has been designed to take full advantage of the aspect over the peaceful gardens. Excellent parking and detached home office/studio add to the appeal of this charming home, close to open countryside, yet within easy reach of local amenities and transport connections.

Accommodation

- Generally approached to the side with door opening into a useful utility/boot room. Butler sink with woodblock worktop, attractive quarry tiled flooring and walk in pantry/storage area housing Grant oil fired boiler.
- Smart modern recently updated kitchen/breakfast room comprising wall mounted cabinets and base units finished in a contemporary white with copper fittings and quartz worktops. Appliances include Smeg range cooker with induction hob, microwave, integrated Hotpoint dishwasher and Zanussi fridge/freezer. Breakfast bar with glazed dresser cabinets above and woodblock worktop, deep pantry and wine racking. Attractive original quarry tiled floor and door to:-
- Striking open plan sitting/dining room, central focal wood burning stove set on a granite hearth, bay window with pretty view over the gardens and bifold doors opening the space to the rear decked terrace, ideal for summer entertaining. Wall to wall full height fitted cupboards, one containing hot water cylinder. Double doors also open to the cosy carpeted family/ television room with pretty feature wall and outlook over the gardens.
- Central to the property is a welcoming entrance hallway, a bright space linking to the ground floor bedrooms. Open tread staircase rising to the first floor with storage recess and attractive parquet flooring. There are two double bedrooms, one with bay window, both having continuation of the parquet flooring, a family shower room and separate toilet complete the ground floor accommodation.
- To the first floor are two bright bedrooms, again both enjoying the delightful aspect over the gardens with stripped wooden flooring throughout. In the main bedroom a door leads to additional walk-in loft storage space with light which could lend itself to further development subject to planning. A family bathroom completes the first floor accommodation.
- The property is approached via a private driveway leading to the parking/turning area with space for several vehicles. A particular highlight is the versatile detached home office/studio with kitchenette and shower room. Subject to the necessary consents, this space offers excellent potential for use as a self-contained annexe.



- The beautiful established gardens surround the property and are predominantly laid to lawn, complemented by a variety of trees, including apple, fig and damson and deep planted herbaceous borders, creating a secluded and peaceful environment with mature laurel and conifer hedging, extending to approximately quarter of an acre. A large raised deck with pergola and climbing roses offers the perfect place for summer relaxation and al fresco dining.
- Services & Points of Note: Mains water, drainage and electricity. Oil central heating. Privately owned solar panels.
- Council Tax Band: G – Sevenoaks District Council.
- EPC: D

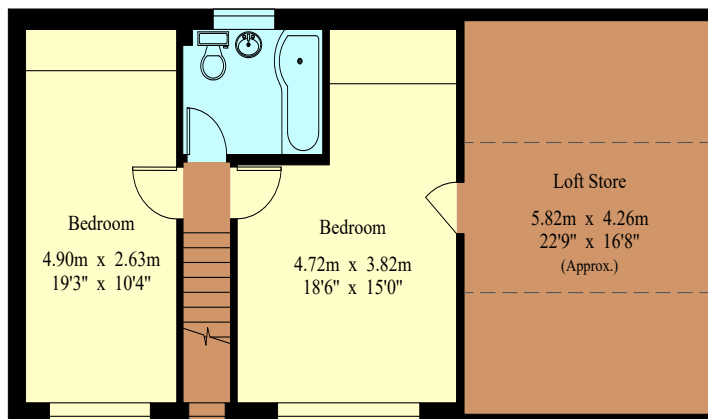
Leigh
Cherylea is conveniently situated between the popular villages of Hildenborough and Leigh making it an excellent choice for those seeking strong commuter connections. Leigh is a picturesque village which is renowned for its mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. Amenities include a primary school, church, village store, post office and Leigh railway station (Victoria and Tonbridge/Redhill line). The property is situated within close proximity 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 Poult 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.



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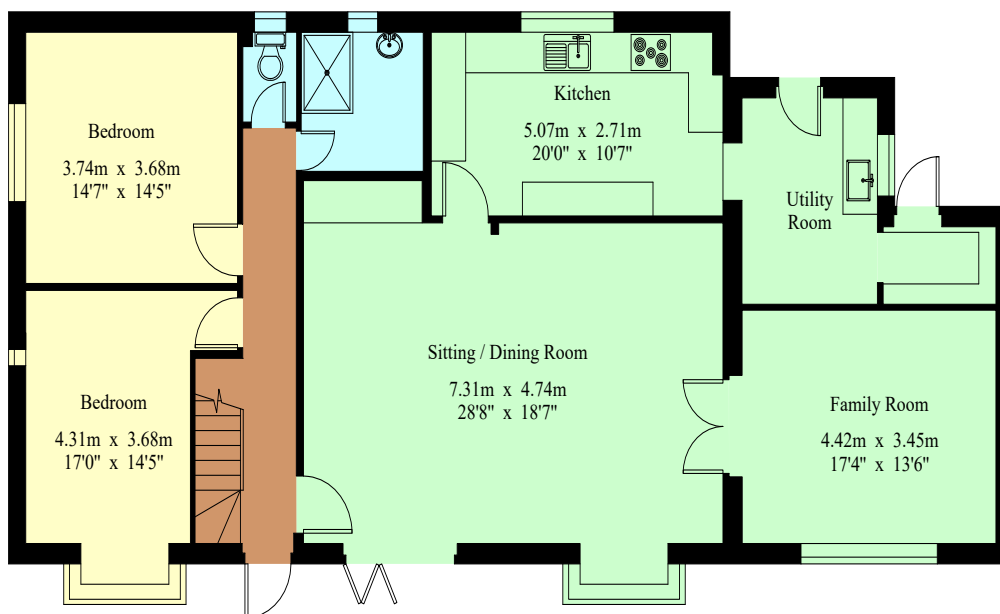


First Floor

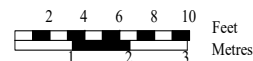
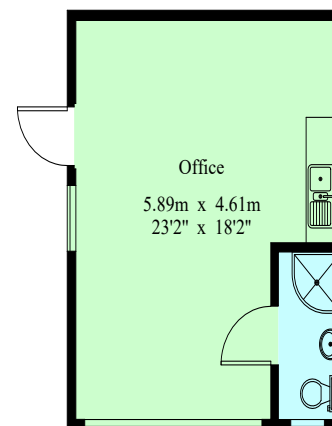
Cherylea

House - Gross Internal Area : 162.9 sq.m (1753 sq.ft.)

Outbuilding - Gross Internal Area : 27.2 sq.m (292 sq.ft.)



Ground Floor



For Identification Purposes Only.

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