



The Green, Leigh, Tonbridge, Kent, TN11 8QR

Guide Price £525,000 - £550,000

When experience counts...

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Bracketts are delighted to offer for sale this beautiful bay fronted grade II listed home, situated in the desirable sought after village of Leigh. With its prime position overlooking the green, the property sits in the heart of the village community and is within close proximity to Leigh Primary School, excellent Post Office & village store, public house, hairdressers and railway station. Internally, the property comprises entrance hallway, kitchen / breakfast room, living room and shower room. Upstairs there are two double bedrooms and family bathroom. There is also a usable loft room accessed via a fitted space-saver staircase. Outside there is a pretty, private garden which overlooks the green. We strongly recommend an internal viewing in order to appreciate this property's stunning period features and prime location.

Charming Bay Fronted Cottage

Grade II Listed

Two Bedrooms

Two Bathrooms

Sought After Village Location

Fronting The Village Green

Walking Distance To Leigh Train Station

Walking Distance To Village Shop & Public House

Close Proximity To Leigh Primary School

Easy Access To Nearby Towns





LOCATION: Leigh

The picturesque village of Leigh is situated midway between the towns of Sevenoaks (6 miles) and Tunbridge Wells (6.5 miles), with many excellent facilities on the doorstep including a train station, Post Office and primary school. The town of Tonbridge is 4 miles east and has a good range of shopping and leisure facilities, with the mainline train station providing regular services to London Charing Cross/Cannon Street. Leisure facilities include golf at Knole and Wildernesse in Sevenoaks, Poulton Wood and Nizels Golf and Leisure Centre. The area is well served with numerous state and independent schools.

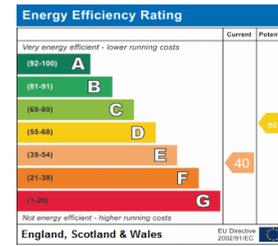
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

This property is only 1.4 miles from Hildenborough mainline train station. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

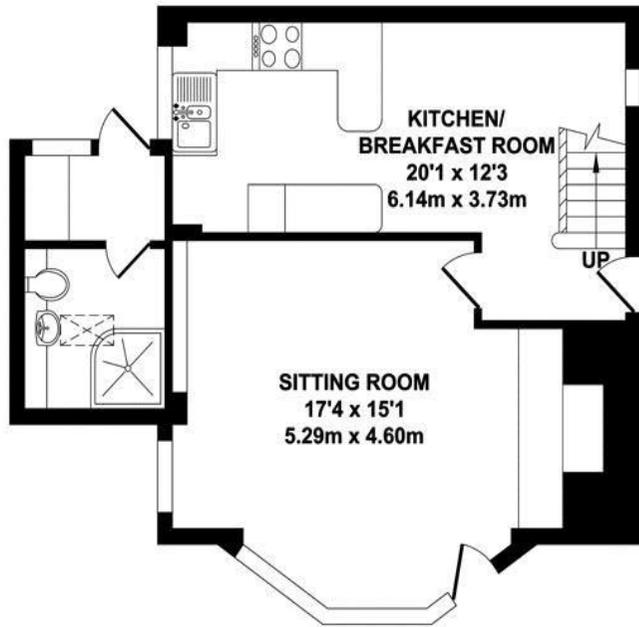
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

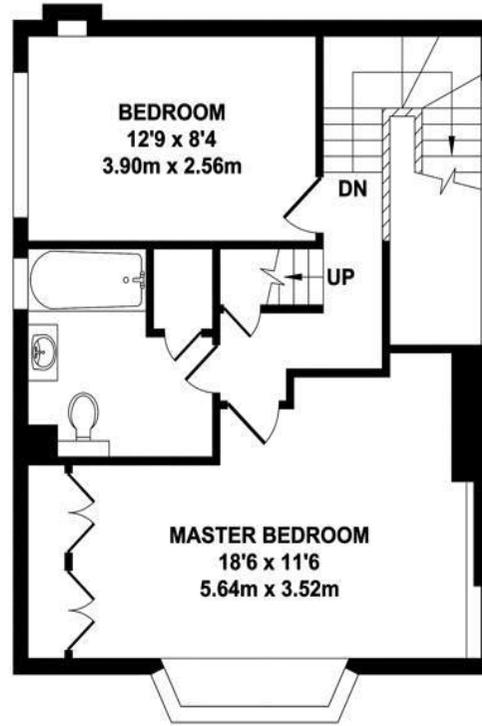
Council Tax Band E
Grade II Listed



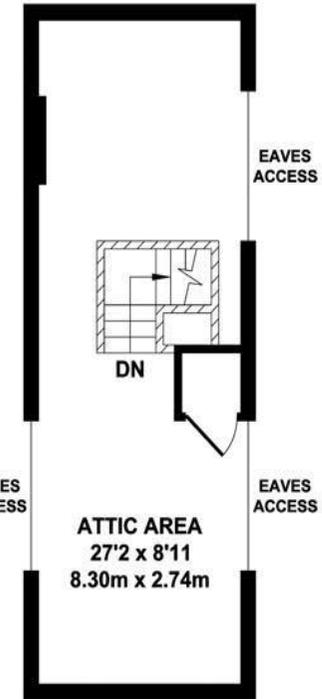
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GROUND FLOOR
APPROX. FLOOR AREA
516 SQ.FT.
(47.91 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
530 SQ.FT.
(49.21 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
229 SQ.FT.
(21.31 SQ.M.)

TOTAL APPROX. FLOOR AREA 1270 SQ.FT. (118.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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