



Waterworks House, Kiln Lane, Leigh, Kent, TN11 8RT

Guide Price £1,175,000

When experience counts...

est. 1828
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Offered for sale is a beautifully unique, Grade 2 listed family home, formally a waterworks pumping station, located in the heart of the sought after village of Leigh. The village has an active community, village green, primary school, excellent local shop, pub and railway station. The property offers well-presented accommodation arranged over two floors and incorporates two octagonal towers, spacious living areas, arguably a stand out feature of the home. The multi aspect, two tiered sitting room features an exposed brick fireplace and double doors leading to the rear garden. The space is bright and open, yet striking due to its unusual octagonal shape. Similarly, to the sitting room, is the front room functioning as a formal dining space or social reception area featuring the same multi aspect layout as the lounge. The light and spacious double aspect kitchen/breakfast room comprises a range of wall and base units with granite worktops extending to form a breakfast bar and a range of integral appliances. This space is perfect for a social occasion. Off the kitchen, is the utility room with space for appliances, leading through to the boot room or potential storage space, separated from the double garage. On the first floor, there are three bedrooms. The master bedroom benefits from ample wardrobe and built in storage space as well as an en suite with a bath. Leading up to the north tower, situated a further two spacious double bedrooms, each with en suites with baths and built in storage. Completing the accommodation is the star feature, the viewing tower. At the top of the spiral stair case you will find a unique viewing platform, boasting the idyllic, far reaching country views the surround the property.

Impressive Grade II Listed house

Incorporating two towers situated
in Leigh village

Five Bedrooms Detached Family
Home

Drawing Room

Dining Room

Kitchen / Breakfast Room & Utility
Room

Four Bathrooms

Attractive Gardens

Double Garage & Driveway





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

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.

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.

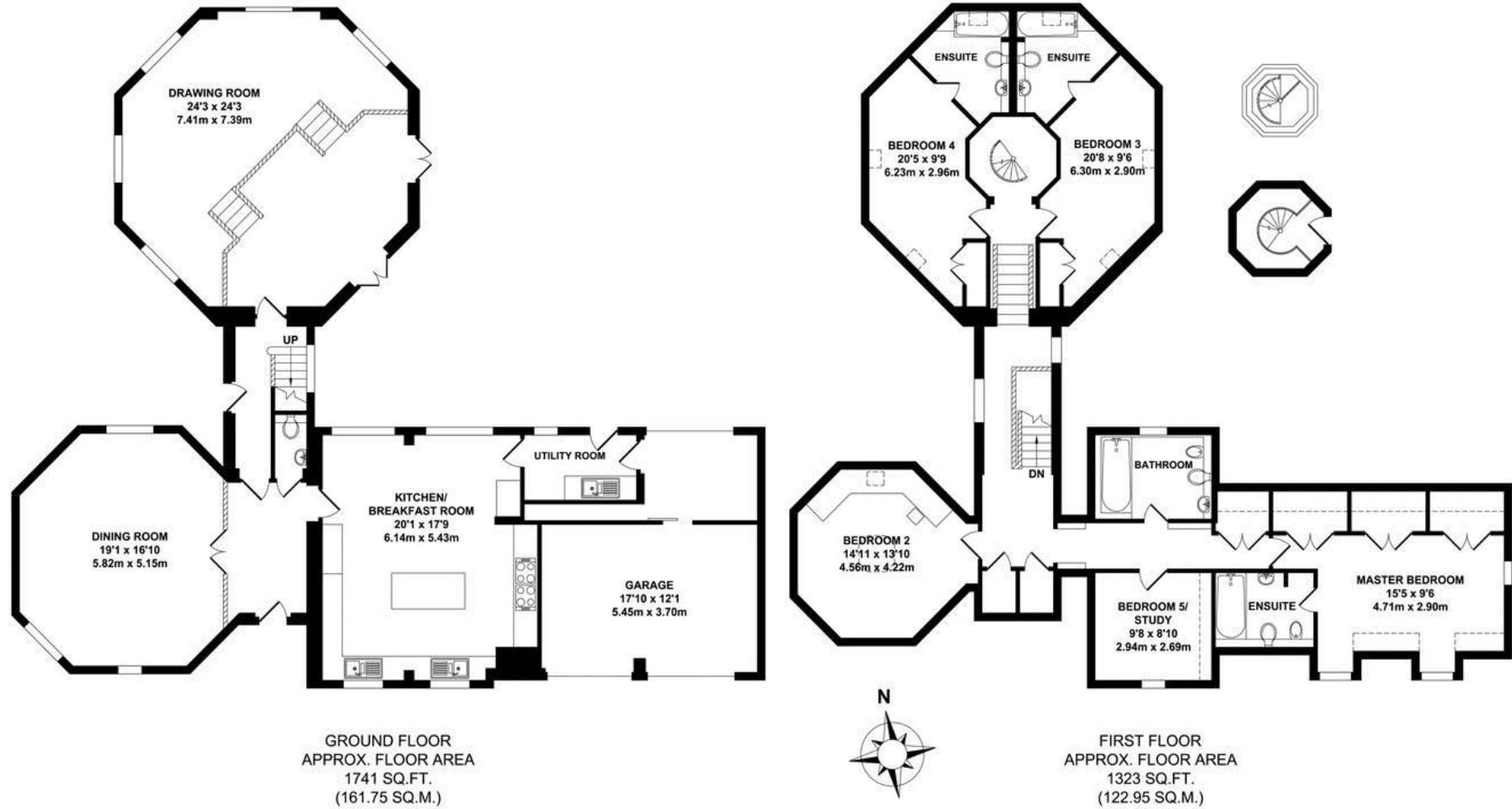
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell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

ADDITIONAL INFORMATION:

Council Tax Band G



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TOTAL APPROX. FLOOR AREA 3064 SQ.FT. (284.70 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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