



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

Guide Price £700,000 – £725,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this beautiful bay fronted grade II listed home, situated in the desirable and sought after village of Leigh. With its prime position over looking 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 and externally, the property has been meticulously cared for and modernised throughout with many of the period features enhanced / replaced. Internally comprises entrance hallway, bespoke fitted Oliver James kitchen / breakfast room, living room with feature multi stove fireplace and utility room / cloakroom WC. Upstairs there are two double bedrooms and family bathroom. To the top floor a third bedroom / loft room accessed via a fitted space-saver staircase. The loft room is a great size and offers multiple uses from bedroom to study. Externally there is a pretty private garden to the front which over looks the green, mainly laid to lawn with mature shrubs & trees. We strongly recommend an internal viewing in order to appreciate this properties stunning period features and prime location.

Charming Bay Fronted Cottage

Grade II Listed

Two Double Bedrooms & Third Loft
Room

Family Bathroom

Sought After Village Location

Fronting The Village Green With Views
Over

Close Proximity to Leigh Train Station

Close Proximity To Village Shop, School
& Public House

Modernised & Enhanced Period
Features Throughout





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.

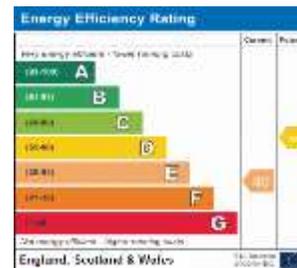
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

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 E
- Double Glazed Windows



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



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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