



Baytree Cottage, Greenview Avenue, Leigh, Kent TN11 8QT
Guide: £1,250,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- * Immaculate Detached Family Home
- * Prime Location Just Off the Village Green
- * Rebuilt in 2012 Designed by Renowned Architect Stephen Mattick
- * High Specification Throughtout * Four Double Bedrooms
- * Walkable to Primary School, Station & Local Amenities * Sitting Room
- * Striking Kitchen/Dining Room * Utility & Cloakroom
- * TV Room/Snug * Study
- * Main Bedroom with En-Suite Bathroom * Family Bathroom
- * Front Garden & Driveway * Attractively Landscaped Rear Garden

Description

An opportunity to acquire this four bedroom cottage, rebuilt in 2012 designed by renowned architect Stephen Mattick to seamlessly blend with the aesthetics of the local area whilst offering well proportioned family living spaces ideal for both entertaining and quiet evenings. Situated in the heart of this vibrant traditional village, close to the green, sought after primary school, Leigh railway station and local amenities.

Accommodation

- You enter the property into the striking hallway with central staircase rising and turning to the first floor galleried landing with understairs wine racking and cloaks cupboard, smart engineered oak flooring runs throughout the space and continues through to the kitchen and sitting room.
- Bright dual aspect sitting room with brick open Firebox fireplace and oak bressummer beam, feature log store and pretty bay window with French doors opening out to the rear terrace.
- To the left of the hallway there is a smart snug/television room with aspect to front, with a ground floor study to the right, with aspect to front.
- The ground floor layout seamlessly flows from the hallway, through to the dining area enjoying a lovely outlook over the garden and fitted double cupboard.
- Striking kitchen/dining room with island unit, open plan to the dining and sitting room forming the hub of the home. Kitchen fitted with a comprehensive range of units with cupboards and drawers and smart granite worktops and upstands. Under mounted sink with Grohe instant hot water tap and waste disposal unit, central Rangemaster gas oven with extractor, integrated Bosch dishwasher and space for American style fridge/freezer, travertine to kitchen area.
- Utility room with space and plumbing for washing machine and tumble dryer, butler sink, cupboard below, granite worktops and travertine flooring. Cupboard housing hot water tank and Intergas boiler and door to the ground floor cloakroom comprising close coupled toilet and pedestal sink.
- On the first floor the galleried landing enjoys a lovely outlook over the garden with small hatch providing loft access and doors to all the principal bedrooms and family bathroom.
- Main bedroom with two solar powered skylight windows with remote controlled blinds, bank of fitted wardrobes and modern contemporary ensuite bathroom with twin basins, bath and walk in shower enclosure. Guest bedroom with window aspect to rear and treble fitted wardrobes. Two further bedrooms both having an aspect to front and fitted wardrobes one with solar powered skylight window with remote controlled blind. A modern family bathroom with twin sinks, bath and shower enclosure completes the first floor accommodation.



The level landscaped rear garden is mainly lawn enjoying a tree lined outlook with mature hedged boundaries, garden shed to far rear, further hardstanding and barbecue area, delightful cottage established deep shrub/flower borders, Acer, seating area with pergola and climbing wisteria, external power and taps.

- Front garden with attractive cottage planting, picket fence and pathway leading to the front door with open oak framed porch and block paved driveway.

- Services & Points of Note: All mains services. Gas central heating.

- Council Tax Band: G – Sevenoaks District Council

- EPC: C

Situation

The property is situated just off the green, in a no through road in this picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene with countryside walks direct from the doorstep, including Haysden lakes. Located within the High Weald Area of Outstanding Natural Beauty and a designated conservation area, the village boasts a wealth of amenities including Leigh primary school, church, recently revitalised village store, recycling centre, post office, local hairdressers, public houses within walking distance, royal legion, village hall offering numerous activities, cricket, tennis, rugby and fishing clubs with the National cycle route running through the village from Penshurst Place to Tonbridge. Conveniently located Leigh Railway Station offers services to London Victoria/Charing Cross via the Tonbridge/ Redhill line and Gatwick airport, with bus routes available from the village 210/235. Food vans visiting the village green include Fish & Chips, Pizza and Thai. The nearby Hildenborough mainline station offers services to London Bridge, London Waterloo East, and London Charing Cross. The towns of Sevenoaks and Tonbridge are within easy reach, offering an extensive array of shops, boutiques, restaurants, and leisure facilities. The area is also home to numerous outstanding state, grammar and private schools. Recreational opportunities with the Sevenoaks Leisure Centre, golfing at Nizels and Poult Wood, cricket at The Vine. 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.



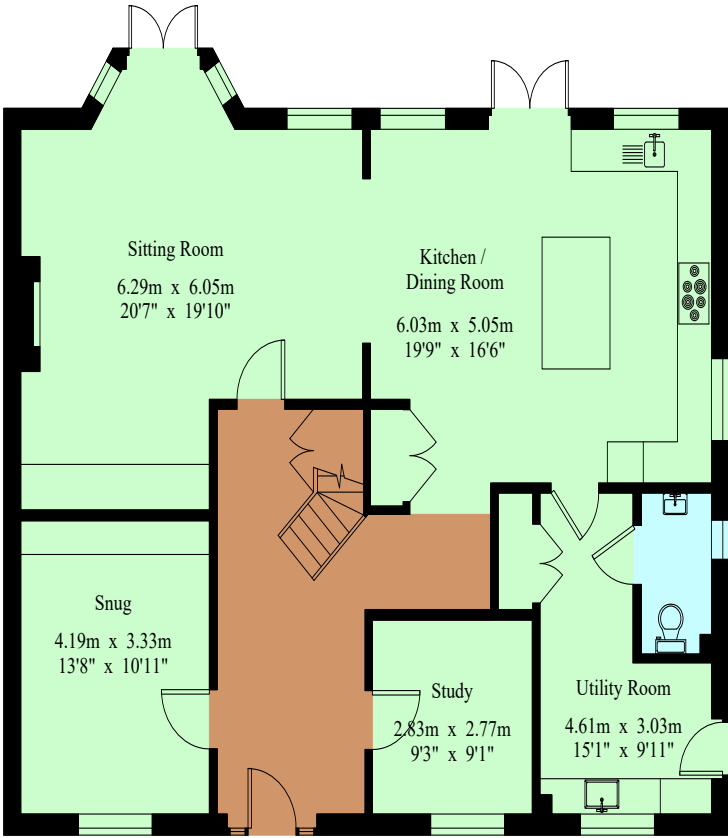
Viewing Strictly By Appointment

01732 834835

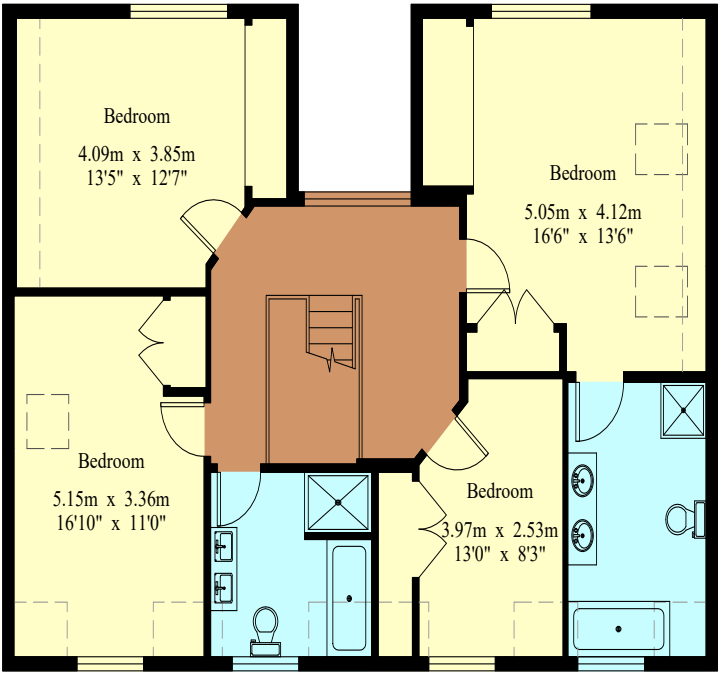
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

Baytree Cottage

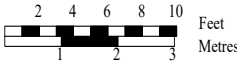
Gross Internal Area : 227.0 sq.m (2443 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
© 2025 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

