



Hazeldene, Penshurst Road, Leigh, Kent TN11 8HL
Guide Price: £890,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Immaculate Semi-Detached Extended Family Home
- *Sought After Location *Four Bedrooms
- *Sitting Room with Focal Fireplace *Study/Family Room & Bay Window
- *Superb Kitchen/Dining Room with Vaulted Ceiling
- *Ground Floor Shower/Cloakroom *Main Bedroom with En-Suite
- *Family Bathroom *Extensive Gravel Driveway & Garage
- *Established Level Southerly Rear Garden Adjoining Farmland

Description

This immaculate semi-detached extended family home offers excellent accommodation and occupies a superb location within this sought after and picturesque village. Hazeldene has been most sympathetically extended and improved, with great attention to detail in a neutral décor throughout including a superb kitchen/dining room forming the hub of the home and established level gardens adjoining fields.

Accommodation

- This delightful family home is set well back from the road and approached over a generous gravel driveway, flanked by areas of lawn offering parking for several cars.
- A covered porch leads to the welcoming entrance hallway with staircase rising to the first floor and striking stone flooring. Ground floor cloakroom comprising tiled shower cubicle, close coupled toilet, contemporary circular pedestal basin, inset lighting and fully tiled walls and flooring.
- Study/family room, a versatile additional reception room having a deep square bay window to front, feature painted fireplace surround and light wood laminate flooring.
- Sitting room enjoying a delightful aspect over the rear garden accessed via French doors with full height side windows leading to the rear terrace, feature stone fireplace with gas coal effect fire, laminate wood effect flooring and inset ceiling lighting.
- Superb kitchen/dining room fitted with a comprehensive range of Charlston Bone wall mounted cabinets and base units by Magnet including twin ceramic undermounted sinks and finished with contrasting granite worktops. Integrated appliances include De Dietrich electric induction hob with extractor hood, two Siemens side by side single ovens, built in Siemens microwave, integrated Neff dishwasher and fridge/freezer and space for washing machine. Full height larder cupboard and broom cupboard, open plan to the dual aspect dining area with vaulted ceiling, French doors opening onto garden and wall light points. Recessed led lighting and stone flooring with underfloor heating throughout.
- Bright first Floor landing with linen cupboard housing Worcester gas fired boiler, access to loft via an extending loft ladder, and eaves storage cupboard.
- Main bedroom suite with outlook to front over the grounds of Hall Place. Dressing area and ensuite shower room comprising a curved glass Daryl shower cubicle and Aqualisa shower, close coupled toilet, contemporary basin with glazed shelf, heated towel rail, ceramic tiled flooring and inset ceiling lighting.
- Second bedroom with lovely aspect to rear overlooking the garden, dado rail and light wood laminate flooring. Third bedroom with aspect to front. Fourth bedroom/nursery also with aspect to front, fitted wardrobe and light wood laminate flooring. These rooms are serviced by a beautiful family bathroom, fully tiled comprising freestanding slipper roll top bath, square pedestal basin and matching toilet.



- The glorious established southerly rear gardens extend to approximately 120ft in length adjoining farmland, predominantly laid to level lawn with established borders and stone and brick terrace, ideal for summer relaxing and entertaining. Fenced and mature trees with conifer hedging to boundaries including silver birch and rhododendrons. Pretty metal rose arbour, timber playhouse to far rear, external water tap and power sockets.
- Extended length garage with electrically operated up and over door to the front, power and light and personal door providing rear access.
- Services & Points of Note: All mains services. Gas central heating. Underfloor heating to the kitchen and conservatory. Double glazed multi-paned leaded light windows.
- Council Tax Band: F – Sevenoaks District Council
- EPC: C

Situation

Hazeldene is situated on the Penshurst 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. The village is a designated conservation area and boasts a wealth of amenities including Leigh primary school, church, recently revitalised village store, recycling centre, post office, local hairdressers, public house 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 Poulton Wood, cricket at The Vine and Haysden Lakes. 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.



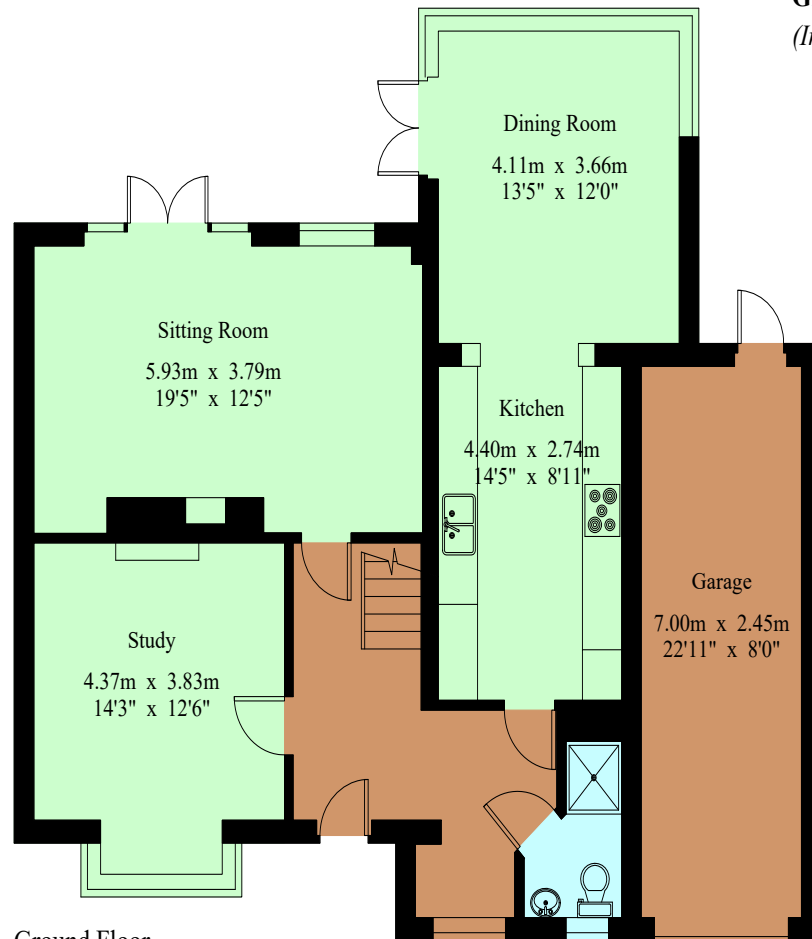
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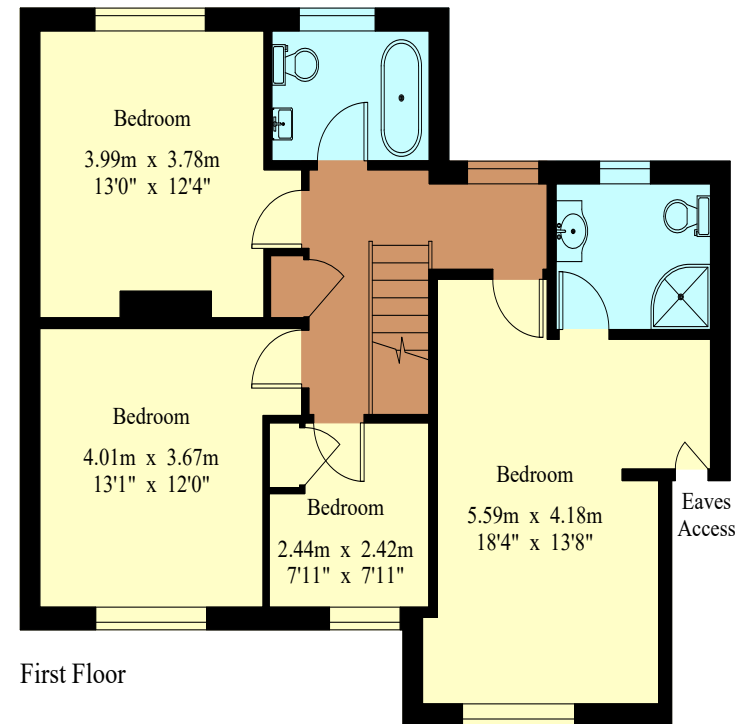
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Hazeldene

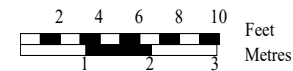
Gross Internal Area : 177.7 sq.m (1912 sq.ft.)
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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