



1 The Compasses, Leigh, Kent TN11 8HT
Guide: £660,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Delightful End-Terrace Semi-Rural Cottage *Four Bedrooms
*Sitting Room *Country Kitchen/Dining Room *Boot Room/Study
*Three First Floor Bedrooms & Contemporary Refitted Family Bathroom
*Second Floor Bedroom with En-Suite Wet Room
*Parking Area with Car Port *Bespoke Timber Home Office & Cloakroom
*Secluded Gardens & Terrace Neighbouring Woodland

Description

This charming end-terrace four bedroom cottage is situated in a peaceful semi-rural location on the outskirts of Leigh with access to local amenities, train station and well regarded schools. This delightful property is arranged over three floors and benefits from a secluded garden, parking area with car port and bespoke timber home office.

Accommodation

- This delightful cottage is approached to the side, leading to the timber stable front door opening to the entrance hallway with staircase rising to the first floor and quarry tiled flooring.
- Boot room/study, a versatile space with window to side and brick chimney breast with quarry tiled hearth, fitted corner cupboard and understairs storage cupboard.
- Bright sitting room having central brick chimney breast with a woodburning stove on a quarry tiled hearth, French doors opening out to the garden and terrace, luxury vinyl flooring and double wooden multi-paned doors opening to the:-
- Country kitchen/dining room fitted with a range of Shaker style wall mounted cabinets and base units of cupboards and drawers, finished with wood block worktops, including a breakfast bar and metro tiled splashbacks. Ceramic sink, double oven with AEG induction hob over, space for dishwasher, basket storage and space for freestanding fridge/freezer. Quarry tiled flooring throughout and inset lighting, flooded with light with French doors opening to the terrace.
- First floor galleried landing with staircase rising to the second floor, vaulted ceiling and inset lighting.
- Main bedroom with pretty exposed brick fireplace, two further double bedrooms, one dual aspect both enjoying views over neighbouring woodland.
- Refitted contemporary family bathroom fitted with a white suite comprising panelled bath with shower over, rainfall head and glazed screen, close coupled toilet and vanity unit with bowl sink. Fitted cupboard, chrome heated towel rail, ceramic tiled flooring, smart metro tiling and feature vaulted ceiling.
- Second floor bedroom into eaves, flooded with light from four skylight windows and luxury vinyl flooring. En-suite wet room comprising concealed cistern toilet, wall mounted sink and shower finished with metro tiled walls, skylight window and chrome heated towel rail.
- The property sits on a generous plot enjoying front garden with gravel seating area and attractive rear garden, mainly laid to lawn with mature trees, including Acer, apple trees, cottage borders and Indian stone terrace. Timber shed to far rear with gate leading to the parking area having substantial car port and further timber storage shed.

- Bespoke timber home office, an ideal space for home working or leisure pursuits with roof lantern, space for utilities and cloakroom.
- Services & Points of Note: Mains water, electricity and drainage. Oil central heating, Grant external boiler and screened oil tank. Double glazed windows.
- Council Tax Band: E – Sevenoaks District Council
- EPC: D

Situation

The Compasses is situated between the villages of Leigh and Chiddingstone Causeway, which provides a local store, church and post office together with The Little Brown Jug Public House and the convenient Penshurst railway station, walkable from the property (to Redhill, Gatwick or Tonbridge). The newly built village hall is a thriving Arts & Social Centre offering a wide range of activities for all the community and is also available to hire. It is also within the catchment area of the popular Chiddingstone Primary School and local grammar schools. The property is surrounded by beautiful countryside, being part of the High Weald Area of Outstanding Natural Beauty with walks direct from the doorstep, including the highly regarded Greyhound Pub in the nearby hamlet of Charcott.

Leigh is a vibrant village renowned for its charming mock Tudor listed buildings and village green and boasts a wealth of amenities including primary school, church, village store, post office, local hairdressers, village hall, pubs and various clubs. Leigh Railway Station offers services to London Victoria/Charing Cross via the Tonbridge/ Redhill line and Gatwick airport. 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 popular nursery, state, grammar and private schools. Convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the Kent coast.



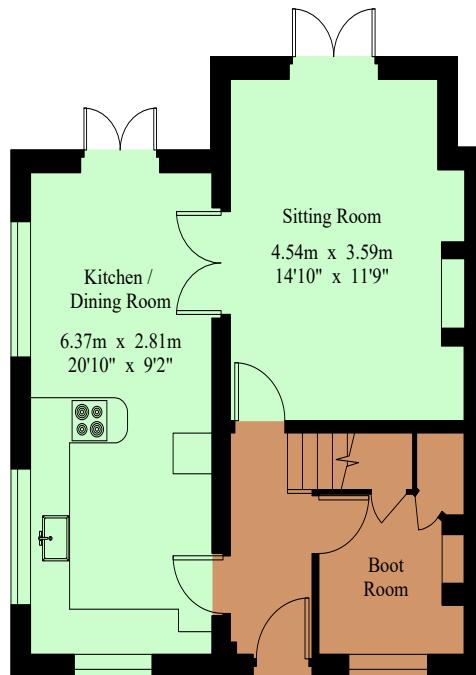
Viewing Strictly By Appointment

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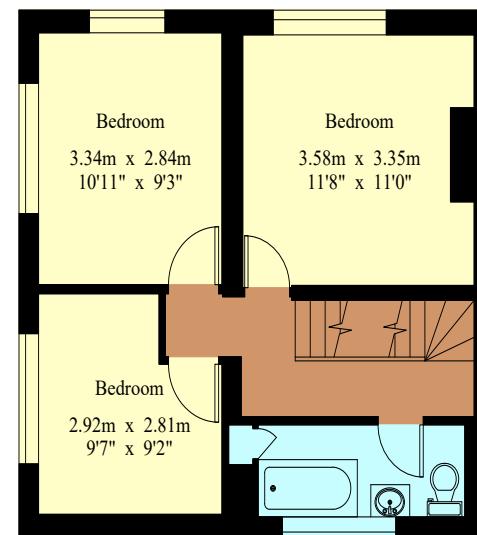
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

1 The Compasses

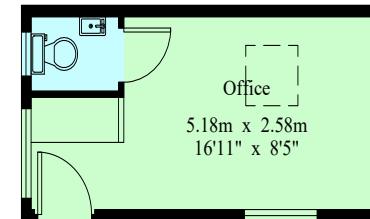
House - Gross Internal Area : 121.1 sq.m (1303 sq.ft.)
 Office - Gross Internal Area : 13.4 sq.m (144 sq.ft.)



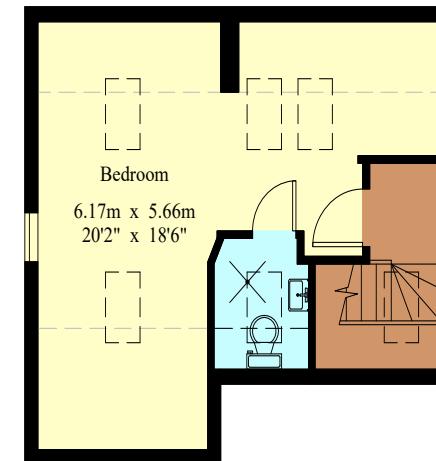
Ground Floor



First Floor



Office
----- Restricted Height



Second Floor

2 4 6 8 10
1 2 3
Feet For Identification Purposes Only.
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