



3 Hunter Seal, Leigh, Kent TN11 9AW  
Guide: £525,000 - £535,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*UNIQUE COTTAGE STYLE HOME IN SMALL DEVELOPMENT
- \*ATTRACTIVE SITTING ROOM WITH LIMESTONE FIREPLACE
- \*OPEN PLAN DINING AREA \*KITCHEN \*TWO DOUBLE BEDROOMS
- \*BATHROOM \*CLOAKROOM \*ATTACHED GARAGE \*GAS CENTRAL HEATING
- \*DOUBLE GLAZED WINDOWS \*PRETTY FRONT GARDEN
- \*WELL STOCKED REAR GARDEN WITH ATTRACTIVE RURAL OUTLOOK
- \*COMMUNAL GROUNDS INCLUDING WOODLAND, Paddock AND RIVER

#### Description

A well presented and unique cottage style home situated within a small select development by Crest Nicholson and occupying a delightful semi-rural location between Hildenborough and Leigh. Features include an extremely spacious open plan sitting room/dining room with views over surrounding countryside and a recently renovated kitchen with integrated Bosch appliances. The gardens to the front and rear have been well stocked with a variety of colourful plants and shrubs and provide a delightful setting with rural views to the rear.

#### Accommodation

- The entrance hall has a staircase to first floor with cloakroom off having close coupled w.c. and wash basin. Wood laminate flooring throughout.
- The open plan sitting room/dining room is an attractive, irregular shaped room having a double aspect with newly fitted sliding doors and side windows leading onto a decking veranda and further aspect to front. Limestone fireplace with gas coal effect fire. Newly fitted solid oak flooring throughout. Built-in storage cupboard.
- The modern and recently installed wren kitchen comprises a range of wall mounted and base white gloss units, marble effect worktops incorporating one and a half black matt effect sink unit. Integrated 'Bosch' appliances including, fridge/freezer, four ring electric hob with matching single oven below and extractor canopy over. Integrated washer/dryer. Wall cupboard. Grey metro tiled surround splash back to work surfaces and solid oak flooring.
- The first floor has wood laminate flooring and the landing has access to roof space with electric light and new combi boiler via a loft ladder.
- Bedroom one enjoys an attractive aspect to rear over surrounding farmland and fishing lake beyond. Two double built-in wardrobe cupboards.
- Bedroom two has an aspect to front, built-in single cupboard and separate double wardrobe.
- The recently renovated shower room with a white suite comprising shower enclosure, Aqualisa Rainfall and handheld shower heads, close coupled w.c, wash hand basin. Pretty crackle effect teal tiles throughout. Solid oak wood flooring.



The front garden is attractively laid out with a variety of planted shrubs to either side of pathway.

- Useful attached garage with electric roll up door to front, electric light and power, personal access door and steps up to rear garden. Driveway with parking space to front.
- To the rear the pretty, well stocked garden enjoys delightful countryside views and comprises a decked composite verandah leading onto the remaining garden being planted with a wide variety of shrubs including roses, salix, lavender and buddleia. Cobbled pathways leading to the rear through arbour with clematis. Outside lighting. Personal door to attached garage.
- Communal grounds including meadow and woodland. Service charge currently £200 p.a.
- All main services. EPC: D
- Council Tax Band: D - Sevenoaks Council
- EPC: C

#### Leigh

'Hunter Seal' is located in a delightful semi-rural location off Powdermill Lane, midway between the popular villages of Hildenborough and Leigh. Local shops and amenities can be found in both villages, together with mainline stations to London at both Hildenborough and Tonbridge. Leigh is a picturesque village renowned for its interesting mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. The A21 by-pass linking to the M25 motorway network, London, the South coast and major airports is only four miles away, whilst the main towns of Tonbridge and Sevenoaks are approximately six miles and three miles distant respectively. Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



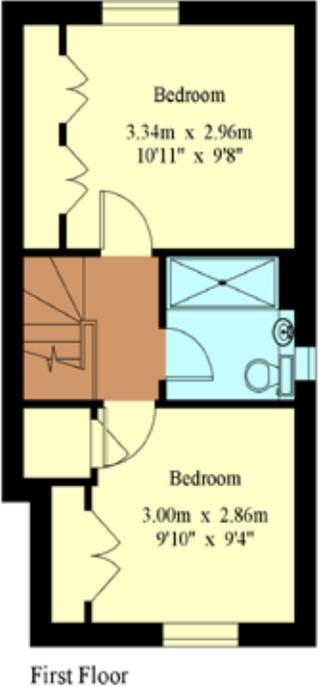
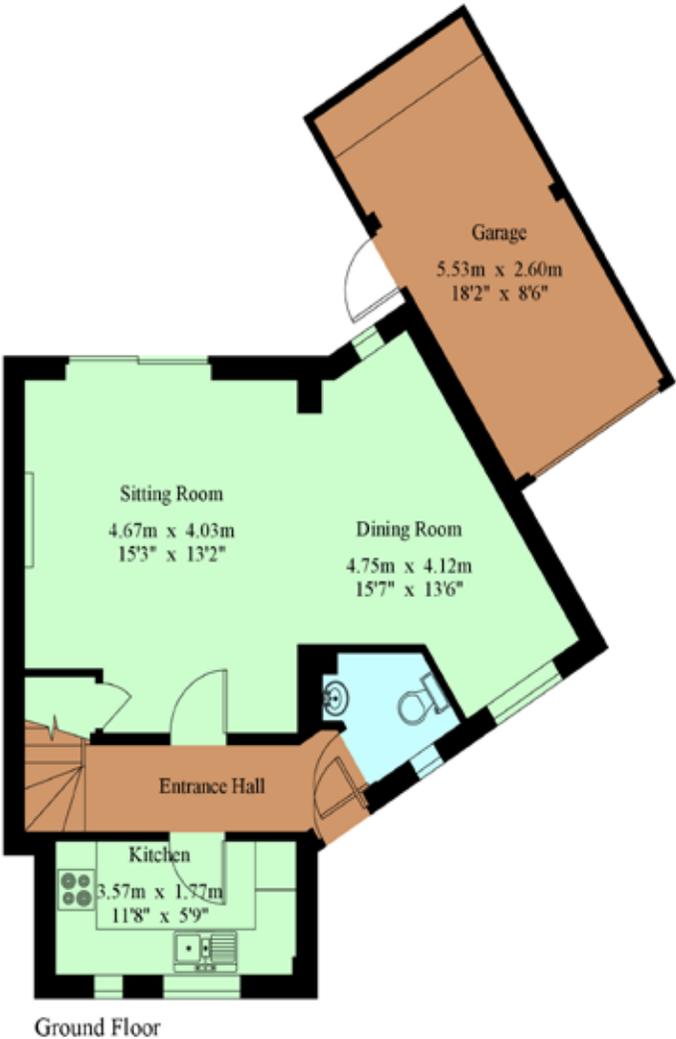
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### 3 Hunter Seal

Gross Internal Area : 95.1 sq.m (1023 sq.ft.)  
*(Including Garage)*



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