



The Old Police House, 4 The Green Lane, Leigh, Kent TN11 8QX
Guide Price: £860,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Smart Extended Detached Family Home
 *Prime Location Just Off the Village Green *Four Bedrooms
 *Modernised to a High Specification Throughout
 *Walkable to Primary School, Station & Local Amenities
 *Sitting Room *Games Room/Home Office
 *Striking Kitchen/Dining Room & Separate Utility
 *Main Bedroom with Contemporary En-Suite Shower Room
 *Family Bathroom *Front Garden & Driveway *Landscaped Rear Garden
 *No Onward Chain

Description

An opportunity to acquire this smart detached four bedroom house which has been skilfully extended, updated, renovated and decorated throughout creating a versatile, bright and welcoming family home. Situated in the heart of this vibrant traditional village, close to the green, sought after primary school, Leigh station and local amenities.

Accommodation

- Bright entrance hallway with tiled entrance and door to modern fitted cloakroom, staircase rising to the first floor with clever understairs storage solution and smart engineered oak flooring continuing through into the:-
- Striking kitchen/dining room fitted with a comprehensive range of Howdens solid wood fronted wall mounted cabinets and base units of cupboards and drawers with contrasting wood block worktops and upstands. Dual ceramic sink, integrated dishwasher, Smeg oven with metro tiled splashback and space for plumbed American style fridge/freezer. Dual aspect with window to front and bi-fold doors opening to the rear garden, door to:-
- Utility room fitted with sage units and woodblock worktops and splashbacks, ceramic sink, space and plumbing for a washing machine and tumble dryer. Wall mounted Worcester gas fired boiler and door to side.
- Accessed from the hallway and with double glazed doors opening the space to the kitchen the sitting room offers a comfortable retreat having fitted media unit providing shelving and storage and window with outlook over the rear garden.
- Off the hallway is the games room/home office, a versatile dual aspect additional reception room with fitted storage.
- First floor landing with access to loft space via hatch and window to front. Airing cupboard housing hot water cylinder.
- Main bedroom suite having a vaulted ceiling with exposed beams and outlook over the rear garden. Contemporary en-suite shower room comprising close coupled toilet, bespoke vanity stand with counter top basin, walk in tiled shower enclosure and rainfall head, vaulted ceiling and skylight window. Second bedroom with fitted wardrobe and aspect to rear. Third small double also with aspect to rear and fourth with aspect to front currently utilised as a study.
- Contemporary family bathroom fitted with a white suite comprising panelled bath with shower over and rainfall head, wall tiling and glazed screen, close coupled toilet and pedestal sink.
- Entered through five bar gates this delightful property enjoys a large frontage with ample parking, areas of lawn, pathway and secure fenced boundaries, side access to rear garden. The landscaped rear garden is mainly laid to lawn with Indian stone terrace ideal for outdoor entertaining with fenced and mature tree lined boundaries. External lantern lighting and tap.



- Services & Points of Note: All mains services. Gas fired central heating with renewed pipework and hot water system with Hive control. Replaced slate roof. Newly installed double glazing windows and doors 2022/23. Fire cement A1 external cladding. Partial rewire and new consumer unit 2023.
- Agents Note: The current vendors have granted planning permission to build a new home in the adjoining plot.
- Council Tax Band: E – Sevenoaks District Council.
- EPC: C

Situation

The property is situated just off the green 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

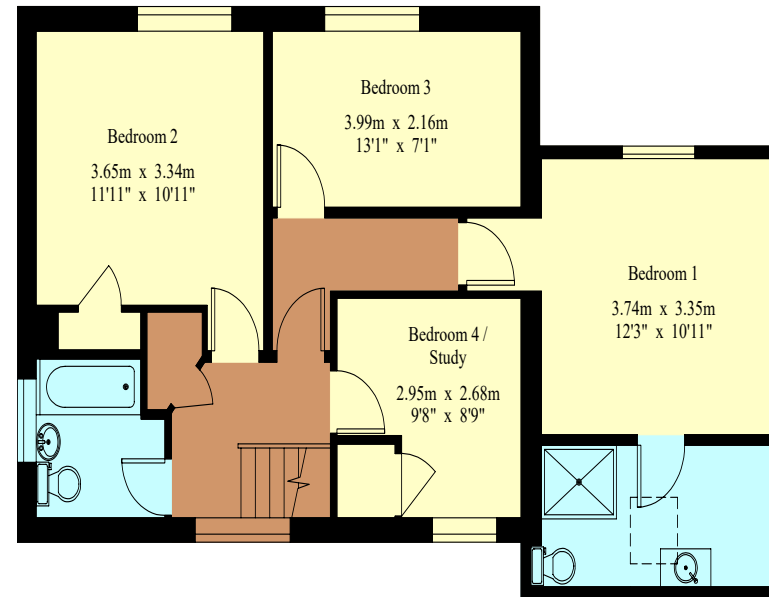
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The Old Police House

Gross Internal Area : 144.2 sq.m (1,552 sq.ft.)



First Floor



For Identification Purposes Only.

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