



6 The Compasses, Leigh, Kent TN11 8HT
Guide Price: £295,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Charming Mid-Terrace Cottage *Semi-Rural Situation
 *Entrance Porch *Sitting Room *Kitchen/Breakfast Room
 *Double Bedroom *Nursery/Study *First Floor Bathroom
 *Utility Outhouse & Garden Store *Paved Front Garden
 *Secluded Rear Garden
 *Off Street Parking *No Onward Chain

Description

A charming mid-terrace cottage occupying a semi rural position on the outskirts of this picturesque village and now offering scope for some general updating and re-decoration. There are attractive views from the first floor to the front, and a secluded rear garden with access to a driveway with off street parking.

Accommodation

- Entrance porch with double glazed multi paned windows, tiled flooring and multi paned door opening to:-
- Sitting room with exposed brick wall, fitted shelving, and double glazed window to front with attractive outlook. Staircase rising to the first floor.
- Kitchen/breakfast room fitted with a range of white gloss wall mounted cabinets and base units comprising one and a half bowl single drainer stainless steel sink unit, inset electric AEG ceramic hob with AEG extractor hood above and matching single oven below, tiled splashbacks to work surfaces, understairs cupboard with latch door, central heating programmer, oak breakfast table (to remain if required) and stable door leading to the garden.
- First floor landing with doors to all rooms.
- Bedroom with double glazed window to front and attractive outlook, radiator, ceiling hatch to loft space, built in cupboard,
- Nursery/study with double glazed window to rear.
- Bathroom comprising panelled bath with wall mounted shower unit and tiled splashback, vanity unit with inset basin and cupboards below, concealed cistern toilet, heated towel rail and double glazed window.
- Front garden mainly paved with low brick boundary walling with wrought iron railing and gate. Communal area with pathway having rights of access to rear garden.
- Brick built utility outhouse with space and plumbing for washing machine and Worcester Calor gas boiler. Brick built garden store. Rear garden being mainly paved with brick pathways and hedges. Good sized Garden Shed with double glazed window. Access to block paved driveway.



• Services & Points of Note: All mains services. LPG Calor gas heating with Nest smart controls. Double glazed windows, replaced in 2007. Rights of access to garden.

• Council Tax Band: C – Sevenoaks District Council

• EPC: D

Situation

The property is situated on the rural outskirts between the villages of Leigh and Chiddingstone Causeway, a small village which provides a local store, church, post office, newly built village hall and The Little Brown Jug Public House and the extremely convenient local Penshurst railway station (to Redhill, Gatwick or Tonbridge). The property is surrounded by beautiful countryside, being part of the High Weald Area of Outstanding Natural Beauty with walks direct from the doorstep.

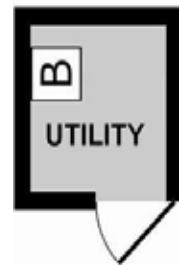
Leigh is a picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green and boasts a wealth of amenities including Leigh primary school, church, recently revitalised village store, recycling centre, post office, local hairdressers, public houses within walking distance, royal legion, village hall, cricket, tennis, rugby and fishing clubs. Conveniently located Leigh Railway Station offers services to London Victoria/Charing Cross via the Tonbridge/ Redhill line and Gatwick airport. 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 Kent coast.



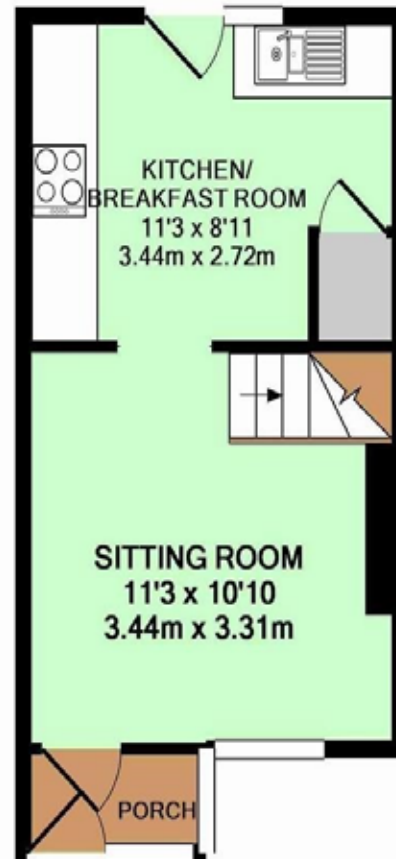
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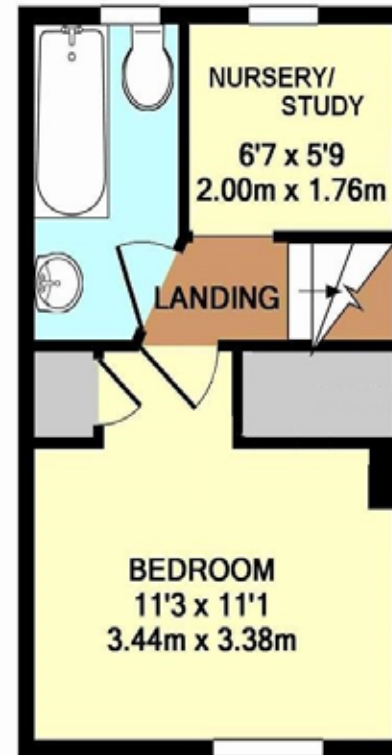
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OUTHOUSES
APPROX. FLOOR
AREA 5.9 SQ.M.
(64 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 21.7 SQ.M.
(234 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 20.6 SQ.M.
(221 SQ.FT.)



6 THE COMPASSES LEIGH TN11 8HT
TOTAL APPROX. FLOOR AREA 48.2 SQ.M. (519 SQ.FT.)
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