



5 Forge Square, The Green, Leigh, Kent TN11 8QR
Guide Price: £550,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Characterful Grade II Listed Village Home

*Central Location Opposite and set back from the Village Green

*Three Bedrooms * Jack & Jill upstairs Bathroom *Dining Room

*Bay fronted Sitting Room *Fitted Kitchen

*Downstairs modern Shower Room

*Pretty private Rear Garden overlooking the Church

Description

A characterful bay fronted Grade II Listed Mock Tudor cottage situated in a delightful square in the heart of the village overlooking the pretty village green and Church to the rear. With three bedrooms upstairs, a Jack & Jill bathroom upstairs and private attractive rear garden with views over the village church. Neutrally decorated throughout and now offered for sale with no onward chain.

Accommodation

- This delightful character village home is approached over a communal brick pathway leading to the original oak front door.
- On entering, the inviting reception hallway has the staircase rising to the first floor.
- Living room with views to the front over pretty gardens and the Village Green having large bay window, gas effect open fire-place with a red-brick surround and oak framed mantle. Understairs cupboard.
- Hallway with large storage/pantry cupboard leading to;
- Dining room with wood effect tiled flooring, views over rear garden and separate downstairs modern shower room comprising a traditional style Victorian white suite having low level w.c, sink and corner shower cubicle with stainless steel shower head and creamed tile surround.
- Oak kitchen fitted with a comprehensive range of cabinets and base units with marble effect worktops, fitted eye level Indesit double oven and grill, electric induction Nef hob, stainless steel sink and draining board. Traditional farm style tiled flooring and pretty tiled white splash back surround. Worcester conventional boiler and door leading to garden.
- First floor landing with loft hatch providing access to very useable loft space that, subject to planning could easily be converted into another room.
- Main bedroom being an impressive double having views to front over the green, cupboard housing hot water cylinder, characterful Victorian fireplace.
- Second double bedroom that is also a double with pretty outlook to rear over the garden and Church.
- Both doubles having access to a 'Jack & Jill' bathroom that is extremely generous in size with traditional Victorian styled white suite comprising half sized bath with white and floral detailed tiled surround low level w.c, sink with white tiled splash back, fireplace, marble effect lino floor tiles.



- Bedroom three is a single with views to the front.
- Attractive private rear garden arranged over three levels with mature flower beds and different seating areas on each level. Modern wooden framed log store.
- Services & Points of Note: All mains services. Gas central heating, bespoke secondary glazing. Right of access across neighbouring cottages gardens from rear to main footpath.
- Council Tax Band: E – Sevenoaks District Council
- EPC: D (Grade II Listed)

Situation

Forge Square occupies a prominent position overlooking 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. Located within a designated conservation area, the village boasts a wealth of amenities including Leigh primary school, church, 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 Peshurst 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

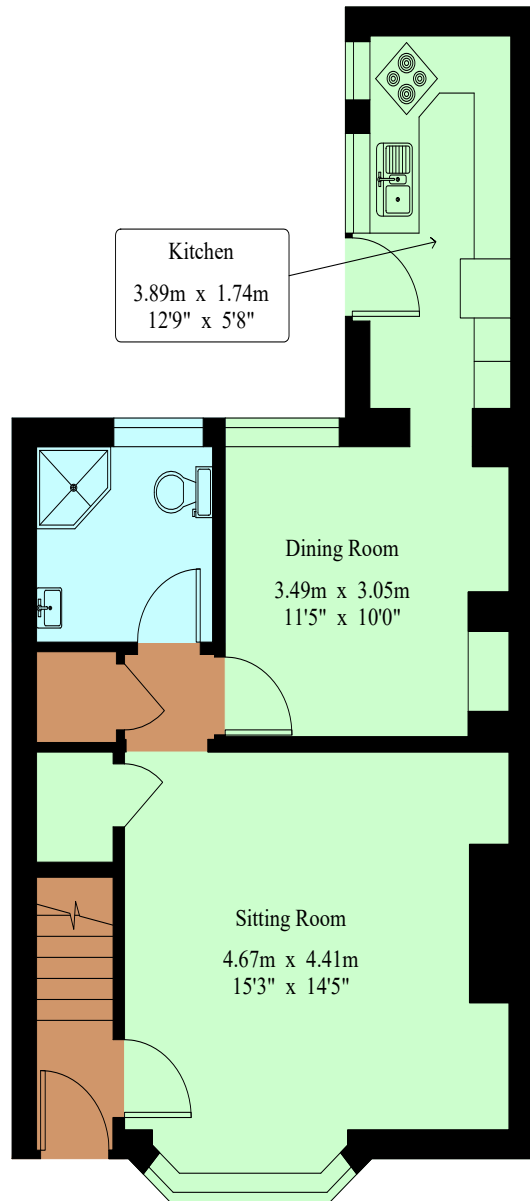
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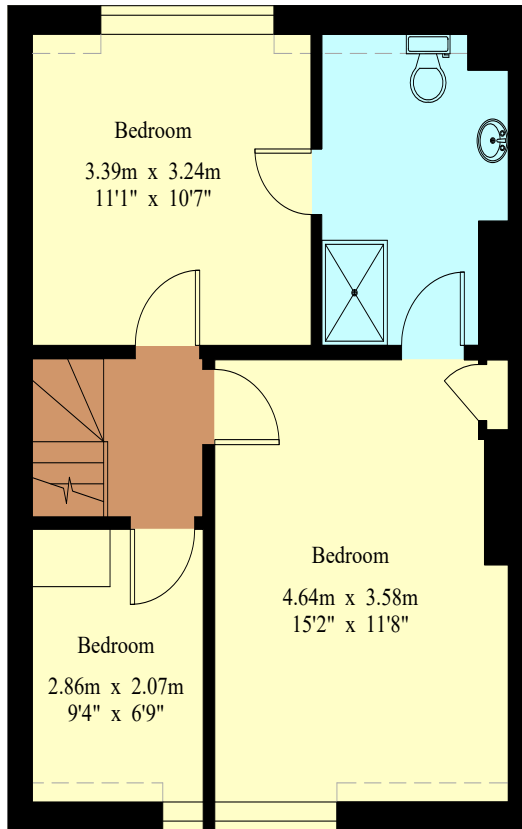
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5 Forge Square

Gross Internal Area : 96.9 sq.m (1043 sq.ft.)



Ground Floor



First Floor

----- Restricted Height



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