



4 Valle Gardens, Leigh, Kent TN11 9FA
Guide Price: £895,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Stylish Modern Detached Family Home in Private Gated Community
- *Four Double Bedrooms
- *Situated on the 1811 Development by Bellway Homes
- *Connections to London & Excellent Shopping in nearby Towns
- *Striking Open Plan Kitchen/Dining/Family Living Room with Bifolds
- *Main Bedroom with En-Suite, Family Bathroom & Ground Floor Cloakroom
- *Landscaped South Facing Garden *Garage & Driveway with EV Charging Point
- *Scope for Extension Subject to Planning Permission

Description

An opportunity to acquire this stylish detached home, built by Bellway Homes in 2017, situated in a private gated community within the desirable 1811 development, offering local amenities and accessible connections to London. Having owned from new the current vendors have created a high quality home with beautiful landscaped garden, perfectly designed for modern family life.

Accommodation

- Entering the property into the striking reception hallway having wooden staircase rising to the first floor with cleverly designed integrated under stairs storage for coats, shoes and boots, finished with attractive solid bamboo flooring. Smart modern cloakroom.
- Sitting room which features an attractive square bay window with aspect to front, pelmet and recessed lighting, currently utilised as a home cinema room. Agents note: Home cinema and sound system available by separate negotiation.
- Forming the hub of the home the striking open plan kitchen/dining/family room provides an excellent space for modern family living overlooking the south facing landscaped rear garden landscaped rear garden with bifolds fitted with privacy blind, ideal for summer relaxation and entertaining.
- Kitchen fitted with a comprehensive range of contemporary cabinets and island unit with gas hob, extractor over and breakfast bar return with contrasting splashback. Appliances include eye level AEG double oven, integrated fridge freezer, dishwasher and washing machine and space for further drinks fridge or appliance. Instant hot water and filter tap. Solid bamboo flooring throughout.
- A door leads to the integral garage, with electric automatic door, EV car charging point power and light, housing Ideal gas fired boiler and space for further appliances including washing machine and tumble dryer.
- Wooden stairs ascend to the first floor landing having access to the boarded loft space via a hatch with drop down ladder and light.
- The principal bedroom enjoys a lovely aspect to the front over woodland and modern contemporary ensuite with walk in shower enclosure. Three further double bedrooms served by a modern contemporary family bathroom, finished in neutral porcelain tiling, completes the first floor accommodation.



- The property is approached through a private gated close, leading to the block paved driveway providing parking to the front of the integral garage. Pretty planted border with lavender and a pedestrian gate providing access to the rear garden.

- Expertly landscaped low maintenance rear garden, laid to lawn with established planting including bamboo and ornamental cherry trees. Natural stone terrace with raised planters serviced by an irrigation system, creating lovely screening for outdoor dining and entertaining. Further seating area, fenced boundaries, exterior lighting, external tap and power sockets.

- Services & Points of Note: All mains services. Gas central heating with zoned heating controls. Remainder of NHBC warranty. Two touchscreen controls for lighting and sound systems. Ring doorbell.

- Maintenance charges for communal areas, woodland, playground, pathways and landscaping £551.62 for estate and £153.58 for Valle gardens and gate. Visitor parking available on site.

- Council Tax: G – Sevenoaks District Council.

- EPC: B

Situation

The 1811 development is situated outside of this picturesque village which is renowned for its mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. Amenities include a primary school, church, village store, post office and Leigh railway station (Victoria and Tonbridge/Redhill line). Access to woodland, public footpaths and cycle tracks leading to Leigh and Tonbridge within the development and close to the property, leading to The Plough Public House and surrounding villages and countryside walks. Hildenborough main line station (Charing Cross/Cannon Street line) is approximately two miles distant and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks, Tunbridge Wells and Tonbridge. The area is also home to numerous outstanding schools including Sevenoaks School, Sevenoaks Prep, Schools at Somerhill, New Beacon, Weald of Kent, Tonbridge Girls Grammar School, Judd School for Boys, Hilden Grange Preparatory School, and the prestigious Tonbridge Public School. Recreational opportunities abound with the Sevenoaks Leisure Centre, golfing at Nizels and Poul Wood, cricket at The Vine, and various local sports clubs. The property's 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

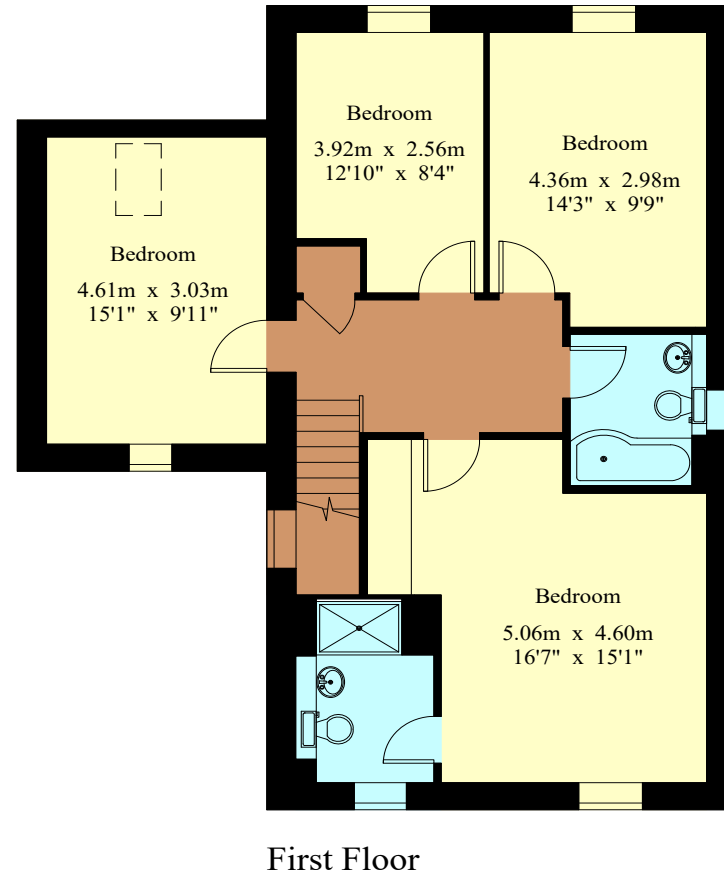
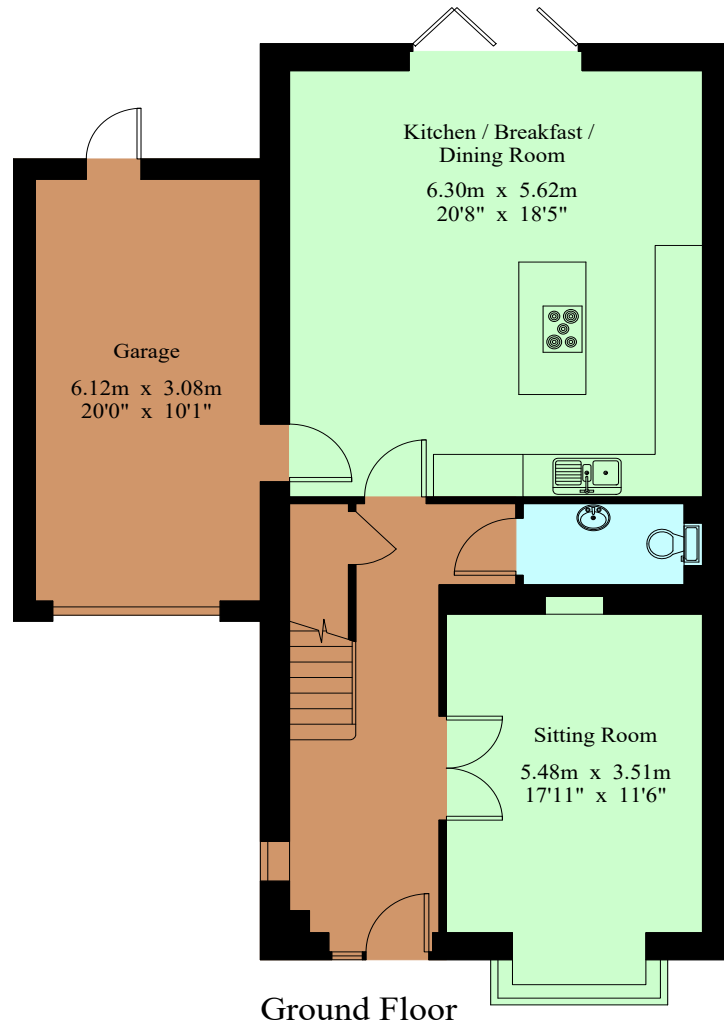
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4 Valle Gardens

Gross Internal Area : 174.3 sq.m (1876 sq.ft.)
(Including Garage)



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