



1 Forge Square, The Green, Leigh, Kent TN11 8QR
Guide Price: £700,000 - £725,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Bay Fronted Attached Grade II Listed Village Home
- *Prime Location Overlooking the Village Green
- *Sympathetically Renovated to a High Specification Throughtout
- *Walkable to local Primary School & Amenities & Station
- *Stunning Sitting Room with Stove
- *Bespoke Refitted Kitchen/Breakfast Room
- *Two Double Bedrooms
- *Versatile Attic/Third Bedroom
- *Cloakroom/Utilyt & Family Bathroom
- *Delightful Private Landscaped Cottage Garden

Description

An opportunity to acquire this charming bay fronted Grade II Listed Mock Tudor attached home, dating back to 1886 designed by George & Peto architects and situated in a prime position in the heart of the village overlooking the green. The current owner has sympathetically renovated the property throughout, creating a harmonious blend of period charm with modern sophistication and conveniences, coupled with a delightful, landscaped cottage garden.

Accommodation

- This delightful property is approached over a communal pathway leading to the original oak front door, opening to the reception hallway, with staircase rising to the first floor and quarry tiled flooring, opening through to the kitchen.
- Stunning dual aspect sitting room with striking square bay oak mullion window affording charming views over the village green. Feature fireplace having a multifuel stove set on a reclaimed stone hearth, original oak stable door leading out to the garden and parquet herringbone flooring. Attractive oval leaded light internal window and wall light points.
- Bespoke hand painted kitchen/breakfast room, fitted with a range of base units having contrasting granite worktops and upstands, incorporating double ceramic sink unit with Perrin & Rowe tap, wicker pull out storage and recycling bins. Space for range cooker, integrated Bosch slimline dishwasher and under counter fridge/freezer. Contrasting freestanding bespoke larder, exposed painted brick fireplace to breakfast area with integral lighting and under stairs storage cupboard housing meters and quarry tiled flooring.
- Off the kitchen you will find a small lobby with stable door leading to a small brick tiled courtyard area providing access to the communal right of way and door to utility/cloakroom comprising vanity unit with concealed cistern toilet and basin, space for washing machine and tumble dryer with skylight window.
- First floor galleried landing with three feature arched windows flooding the area with light and small shelved reading nook, wooden painted paddle space saving staircase with cupboard leading up to the second floor attic room.
- Charming main bedroom with solid oak striking square bay reproduction window offering views over the garden and village green, small feature cast iron fireplace and a bank of wall to wall fitted wardrobes.
- Second guest bedroom with aspect to side, small feature cast iron fireplace, ceiling beams and traditional bar window.
- Family bathroom fitted with a white suite comprising panelled bath with shower over and rainfall head, pedestal sink and close coupled toilet, window and stripped wooden flooring. Cupboard housing Potterton gas fired boiler and airing cupboard housing tank.

- Versatile attic space enjoying two skylight windows, three eaves storage cupboards, further fitted cupboard and stripped wooden flooring ideal for use as a study, hobbies or third bedroom.
- A particular feature the beautifully landscaped gardens enjoy a lovely sunny aspect, being predominately laid to lawn with cottage style planted borders offering a variety of colour and interest with yew tree hedged boundaries. Brick paved seating area, garden shed, external tap and power. Further brick paved seating area to front with climbing roses and fragrant lavender and rosemary borders.
- Services & Points of Note: All mains services. Gas Central heating. Right of access to side.
- Council Tax Band: E – Sevenoaks District Council
- EPC: E (Grade II Listed)

Situation

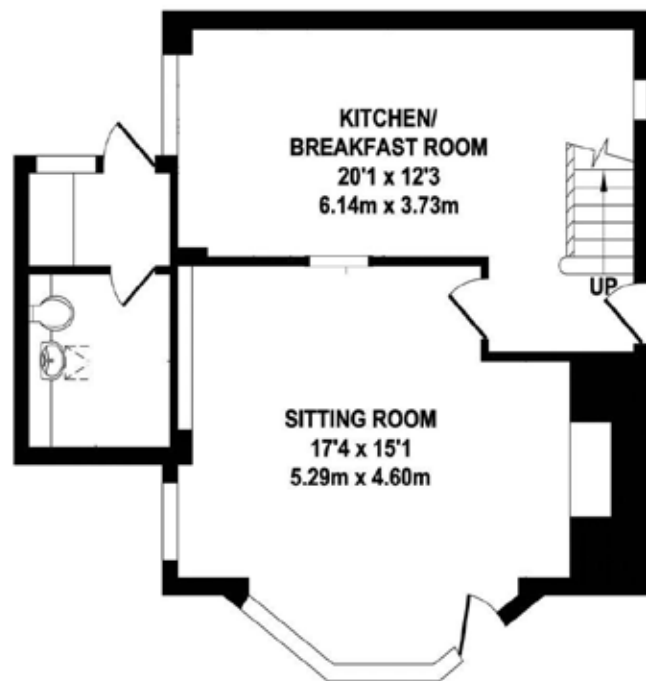
The property occupies a prominent position overlooking the green in this picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene with countryside walks direct from the doorstep. 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, Leigh community club, 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

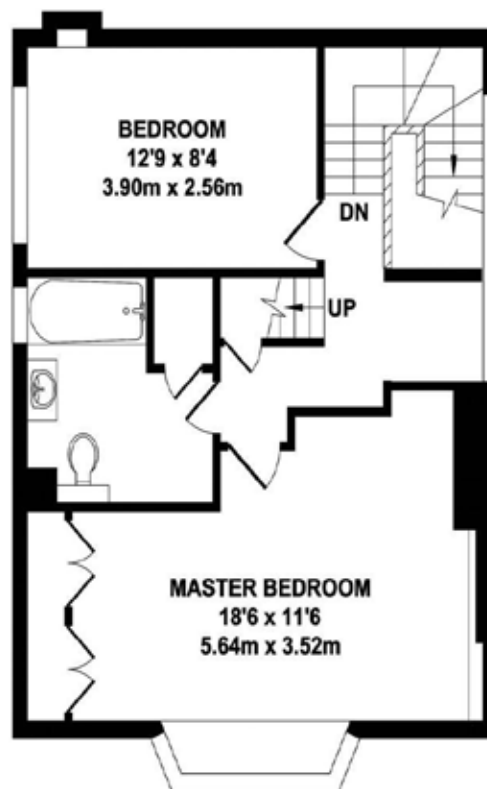
01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

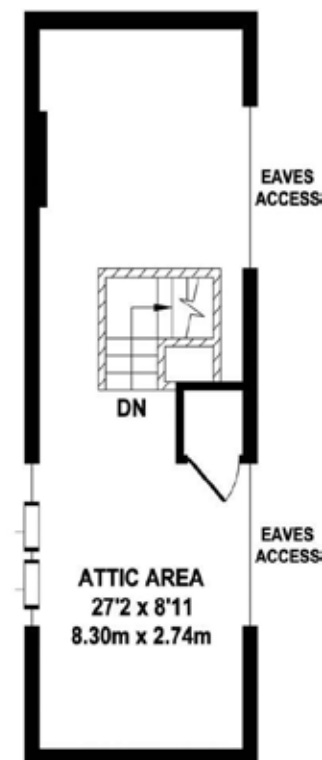




GROUND FLOOR
APPROX. FLOOR AREA
516 SQ.FT.
(47.91 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
530 SQ.FT.
(49.21 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
229 SQ.FT.
(21.31 SQ.M.)



TOTAL APPROX. FLOOR AREA 1270 SQ.FT. (118.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

