



12 Garden Cottages, Leigh Kent TN11 8QB  
Guide Price: £375,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



## \*Pretty Mid Terrace Character Cottage

\*Situated in an Exclusive Private Development

- \*Walk to Village Green & Centre
- \*Two Bedrooms
- \*Sitting Room
- \*Open Plan Kitchen/Dining Room with Bi-Folds
- \*Modern Cloakroom
- \*Contemporary First Floor Bathroom
- \*Allocated Parking Space
- \*Landscaped Front & Rear Gardens
- \*No Onward Chain

### Description

This pretty mid terrace two bedroom cottage is situated in an exclusive private development arranged in an oval around a small communal green, within walking distance to the centre of this picturesque village. Originally built as workers cottages in the Arts & Crafts style, the cottages have been extended and completely refurbished to a high specification, providing modern comforts, being sold with the benefit of no onward chain.

### Accommodation

- This pretty cottage is approached via a picket fence with gate, areas of lawn and gravel pathway leading to the coloured composite front door opening into the enclosed entrance porch having window, inset coir matting and cupboards housing fuse board and meters. Door opening to the:-
- Bright sitting room with aspect to front overlooking the garden and central green, Victorian style cast iron feature fireplace with a granite hearth, staircase rising and turning to the first floor and door through to the kitchen/dining room extension.
- Kitchen/dining room, kitchen fitted with a modern range of high gloss wall mounted cabinets and base units of cupboards and drawers, peninsula breakfast bar return with circular sink, wood block worktops and upstands. Appliances including single oven and gas hob with fitted extractor over, integrated appliances including washing machine, under counter fridge and slimline dishwasher. The dining area enjoys a vaulted ceiling with two skylight windows flooding the room with light and bi-folds open the space to the rear terrace, luxury vinyl flooring and LED lighting.
- Modern cloakroom comprising concealed cistern toilet and small vanity basin, extractor, luxury vinyl flooring and LED lighting.
- First floor small landing with access to loft via hatch. Main double bedroom with aspect to front and eaves storage cupboard. Second single bedroom with aspect to rear.
- Contemporary family bathroom fitted with a white suite comprising a small panelled bath, concealed cistern toilet and matching vanity unit with basin. Luxury vinyl flooring, tiled splashback and LED lighting, cupboard housing gas fired boiler.

- The landscaped gardens are predominantly laid to lawn, the rear garden enjoying a paved terrace, ideal for al fresco dining with fenced boundaries and pathway leading to wooden gate providing access to the parking area.
- All main services. Gas central heating. Double glazed windows.
- Service charge: Helen Breeze Block Management run the service charge for the estate on behalf of Garden Cottages Management Ltd. The service charge for no.12 in 2026 is \$450.00 per annum. Rights of access over shared communal areas.
- Council Tax: Band: C – Sevenoaks District Council
- EPC: C



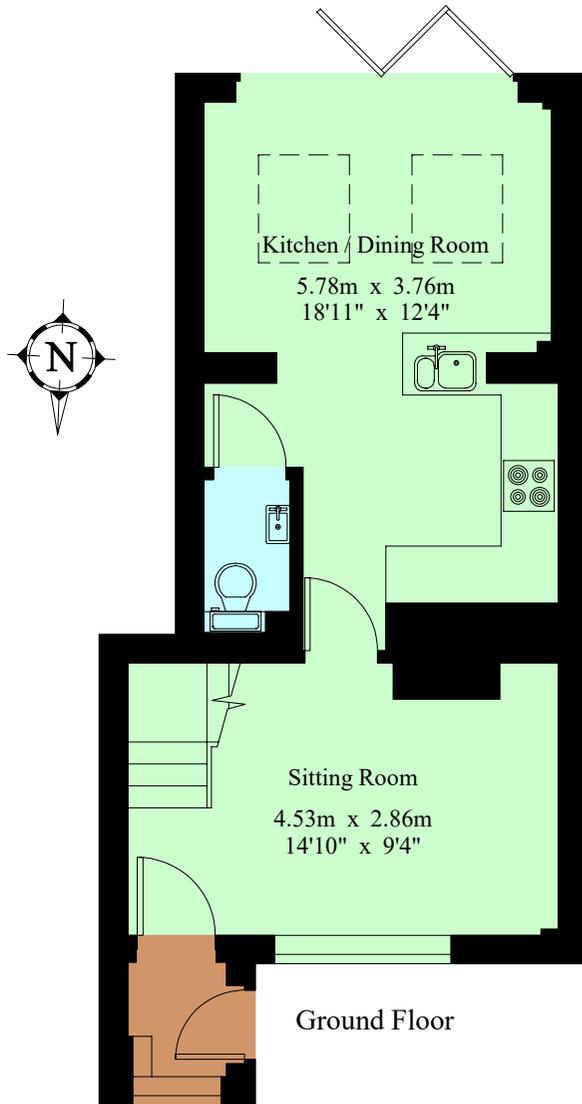
**Leigh**  
 Garden Cottages are located just off the Green within this highly sought after village of Leigh, within a conservation area and designated area of outstanding natural beauty surrounded by countryside yet conveniently situated within walking distance of local shops and amenities. These include a primary school, church, village store, post office and Leigh railway station (Victoria and Tonbridge/Redhill line). This picturesque village is renowned for its mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. Hildenborough Main Line Station is approximately one mile distant whilst the towns of Sevenoaks and Tonbridge are also nearby both offering a comprehensive range of shops, boutiques, restaurants and leisure facilities. There are numerous excellent schools in the area including, Sevenoaks School, Sevenoaks Prep, Schools at Somerhill, New Beacon, Weald of Kent and Tonbridge Girls Grammar School, Judd School for Boys, Hilden Grange Preparatory School and the renowned Tonbridge Public School. Recreational facilities in the area include, Sevenoaks Leisure Centre, golf at The Wildernesse, Knole and Nizels, cricket at The Vine and numerous local sporting clubs. The property is conveniently situated for the A21, providing links to the national motorway network, Gatwick, Stansted and Heathrow Airports, The Channel Tunnel and the Kent coast.



Viewing Strictly By Appointment

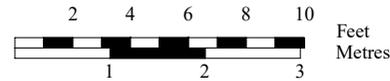
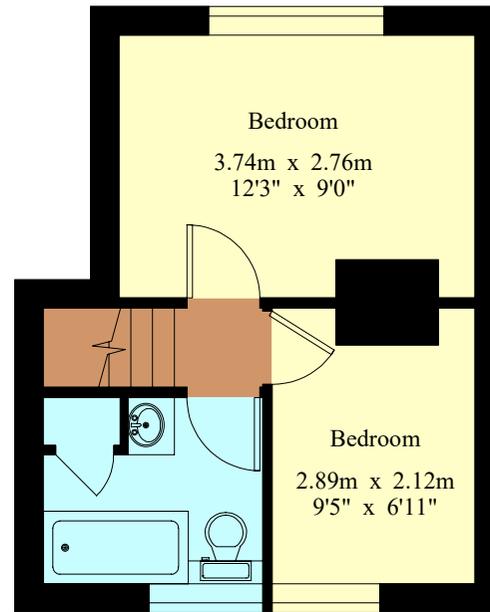
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## 12 Garden Cottages

**Gross Internal Area : 60.7 sq.m (653 sq.ft.)**



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