



Ibbett Mosely

2 Leigh Court Three Elm Lane, Golden Green,
Tonbridge, TN11 0LJ



This simply stunning Victorian house was built in 1876 and provides luxurious accommodation arranged over four floors comprising of five bedrooms, three bathrooms and a gated entrance to the 0.5 acre plot that it sits upon, with rural surroundings.

GUIDE PRICE: £1,995,000
FREEHOLD

GROUND FLOOR

Set behind a secure gated entrance, this impressive attached five-bedroom home welcomes you with a generous driveway and an immediate sense of privacy. Full of charm and character, the property showcases tall ceilings, large sash-style windows, and beautiful feature fireplaces that create warmth and elegance throughout.

The entrance hall forms the centre of the home. To the right, the well-appointed kitchen/dining room offers an inviting space for everyday living and entertaining, with plenty of natural light, integrated appliances for ease and herringbone style flooring. The kitchen has views to the rear garden and courtyard areas of the plot. This area of the house did have planning permission granted for a ground floor extension however the current owners never pursued this and the planning is now lapsed.

To the left, the dining room flows seamlessly into a bright and comfortable living room - perfect for relaxed evenings or hosting guests. Both rooms are generously sized with impressive feature fireplaces, stylish Victorian

- Split Victorian Country Home
- Private 0.5 Acre Plot with Rural Surroundings
- Five Double Bedrooms
- Benefits from Lapsed Planning for Extension
- Gated Entrance to Large Driveway
- Gorgeous Character Fireplaces and Bay Windows
- Four Floors of Flexible Accommodation
- EPC - C
- Council Tax Band - F

coving surrounding light fittings and dual aspect views of the front garden/driveway.

Towards the end of the hallway you'll find the staircase to the rest of the accommodation, a stained glass rear door to the courtyard area of the garden and a modern downstairs cloakroom, an essential for busier households.

FIRST FLOOR

The top of the staircase is greeted by a wide central hallway yet again. The family bathroom can be found to the left and it is a large modern suite comprising of twin basins, enclosed shower, toilet and a freestanding bath adjacent to two large windows, giving incredible rural views. Next door is the first of the five bedrooms, it is the smallest but can still comfortably house a double bed and even boasts a feature fireplace.

This floor is split level so as you travel up a couple of steps you reach the next bedroom which is yet another double room benefitting from a feature fireplace and a double window to the front of the property. Adjacent is the principle bedroom which is a grand size at 6.03m by 5.40m, offering dual aspect natural





light, more rural views and fitted wardrobe storage. The room has its own wooden staircase which leads up to the en-suite shower room, featuring a twin basin, toilet, and enclosed shower.

SECOND FLOOR

The third level of accommodation has access to a modern bathroom with toilet, hand basin and a walk-in shower. The next bedroom you come to is yet another double room and again a very good size at 5.97x by 4.62m not including the fitted wardrobes. This floor is a similar configuration with a split level, and the final double room can be found up a small set of steps opposite the shower room, it features a storage cupboard which is shared with the principle bedroom's en suite and more rural views over the front of the plot.

BASEMENT

The basement is fully equipped to be usable accommodation of this family home, it features a nice size utility room, wine cellar, boiler room and an office which has two windows offering light wells to the courtyard, giving natural light for those that need to work from home.

OUTSIDE SPACE

The entrance to the property has electric gates through to a large gravel driveway at the front of the house that is able to accommodate many cars with easy access in and out. The property sits in the middle of the plot with front and rear gardens. The front garden is a good size with mature shrubs but mostly laid to lawn, with a large outbuilding currently used as a workshop. The rear garden has access to the garage for handy storage, a small lawn area which flows nicely into a sunken seating area with water features surrounding and fields beyond this - creating a truly blissful area for relaxing in the summer months.





LOCATION

Golden Green is an attractive rural hamlet positioned approximately one mile from Hadlow and four miles from Tonbridge. The area is surrounded by rural countryside, established farmland and access to scenic riverside walks, offering a picturesque setting while remaining highly accessible.

A comprehensive range of everyday amenities is available in nearby Hadlow, with Tonbridge providing an extensive selection of retail, leisure and dining facilities, as well as a mainline railway station offering regular fast services to central London or the coast.

The area is well served for schooling, a wide selection of state primary and secondary schools often described among the best in the South East. Access to superb Grammar schools with Tonbridge School and The Schools at Somerhill within very easy reach.

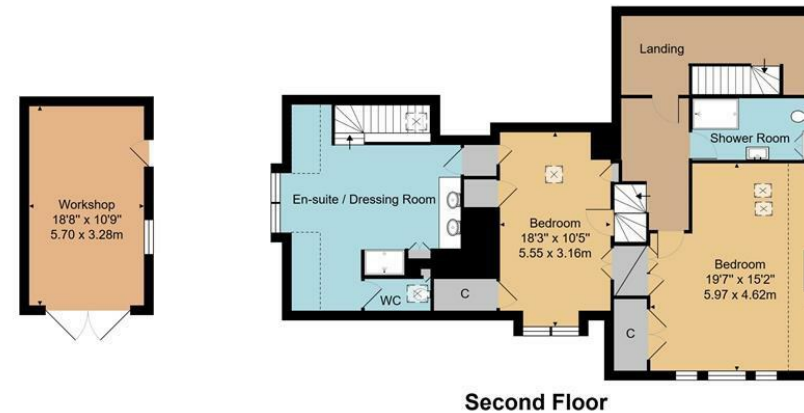
It also benefits from The Bell Inn, the Man Of Kent and the Carpenter's Arms public houses nearby for food and drinks, or a wider selection is available in Tonbridge and other nearby villages.

DIRECTIONS

From Tonbridge High Street head north to Shipbourne Road and then turn Right at the roundabout onto Yardley Park Road. Proceed to the end and then turn left onto Hadlow Road, proceed on this route and then turn right just before the petrol station onto Three Elm Lane. The property can be found on the left hand side after approx 1.8 mile.

House Approx. Gross Internal Area
4223 sq. ft / 382.4 sq. m

Approx. Gross Internal Area
(Incl. Garage & Workshop)
4597 sq. ft / 427.1 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tonbridge 01732 351323

EPC Rating- C

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