



DELAMERE

Ibbett Mosely

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Delamere Leigh Road, Tonbridge, TN11 9AH  
Price Guide £995,000



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## Delamere Leigh Road, Tonbridge, TN11 9AH

**THIS SPACIOUS DETACHED CHALET BUNGALOW OFFERS SCOPE FOR MODERNISATION WHILST SET OF A RURAL PLOT NEAR TO SEVENOAKS AND TONBRIDGE**

**GUIDE PRICE £995,000 FREEHOLD**

- Four Bedrooms
- Large Driveway
- Complete Onward Chain
- Two Bathrooms
- Scope for Modernisation and Extension (STP)
- Awaiting EPC
- 0.61 Acre Plot
- Large Garden
- Council Tax - F

Occupying a superb 0.61 acre plot in a quiet countryside location, this chalet bungalow presents an exciting opportunity to modernise and create a wonderful home near Sevenoaks and Tonbridge.

### DESCRIPTION

Delamere is a rural chalet bungalow located conveniently between Hildenborough and Leigh. The house is set back from the road via a driveway allowing parking for multiple cars. The front door enters into a central entrance hall, with a door through to the lounge straight ahead. This living space is a good size with an abundance of natural light, parquet flooring and a working fireplace. This room flows nicely into the conservatory to the rear of the property, which benefits from views over the gardens.

Adjacent to the living room is the shower room featuring toilet, hand basin and shower. The entrance hall leads nicely into the kitchen which again has nice views over the garden and flows nicely into the dining room next door, which outlooks

the front. Three of the bedrooms are situated on the same side of the property, the first two are doubles with plenty of room either side of the beds, still allowing space for a good size wardrobe. The next room is a single room/office but is still a usable space for guests or children. Another bathroom is next door with a separate door for the toilet. Finishing the accommodation is bedroom 4 which is located upstairs and has eaves storage and loft access.

Outside, the property sits centrally on a 0.61 acre plot allowing the garden to wrap around the house. It also benefits from two outbuildings, one with power for convenient workshop use. The front has plenty of parking for cars and faces fields for a pleasant and quiet outlook.

### LOCATION

Situated along Leigh Road, ideally positioned between the charming villages of Leigh and Hildenborough, the property enjoys a peaceful semi-rural setting whilst remaining conveniently

accessible to both Tonbridge and Sevenoaks. The area is well regarded for its excellent schooling, with highly sought-after primary options including Stocks Green Primary School and Hildenborough Church of England Primary, alongside a superb selection of secondary and grammar schools such as The Judd School, Tonbridge Grammar School and Weald of Kent Grammar School, all within easy reach.

### DIRECTIONS

From Tonbridge take the London Road north into Hildenborough. Proceed through the village until you reach a left turn for Leigh Road, which is adjacent to the Flying Dutchman public house. Proceed past Stocks Green Primary School for approx 0.9 mile and the property can be found on the right hand side.



# Delamere, Leigh Road



Approximate Gross Internal Area = 154.20 sq m / 1659.79 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Ibbett Mosely**

**Tonbridge 01732 351323**

EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

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