



SANDALWOOD

High Street, Leigh TN11



IMMACULATELY PRESENTED CHARACTER VILLAGE HOME

Within the highly sought-after village of Leigh, situated within a conservation area and Area of Outstanding Natural Beauty, this beautifully presented and exceptionally finished tile-hung character home offers an outstanding blend of charm and modern style.



Local Authority: Sevenoaks District Council

Council Tax band: E

Tenure: Freehold

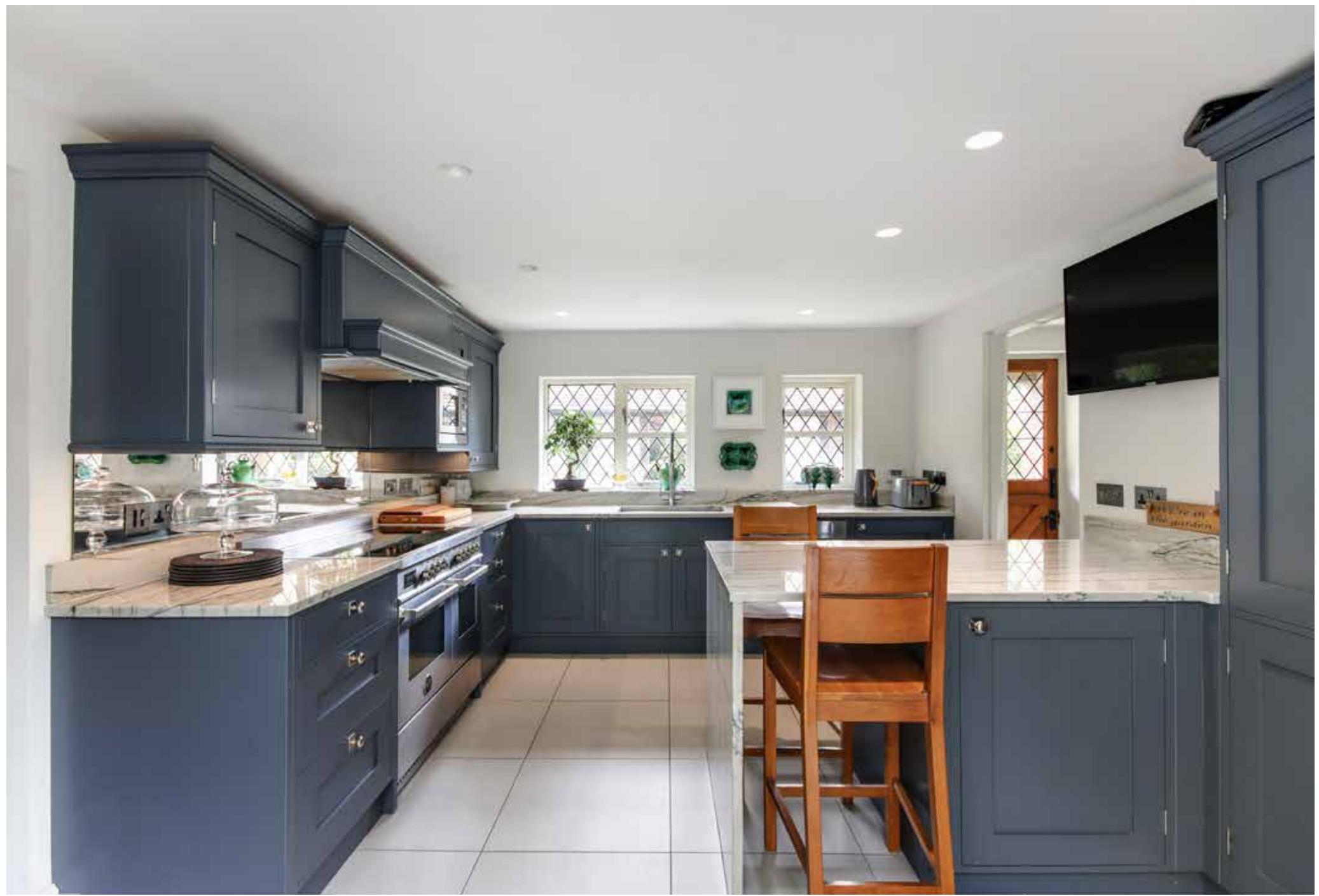


GROUND FLOOR

Extended and refurbished throughout including oak-framed windows, beamed ceilings, quality fittings and elegant décor and further complemented by the charming landscaped cottage gardens and substantial detached oak-framed garage.

The impressive kitchen/breakfast room is by Rencraft and includes a peninsular breakfast bar, Brazilian quartzite worktops and mirrored splashbacks as well as a Bertazzoni range cooker and full range of integrated appliances. The adjoining family area is enhanced by a vaulted ceiling with roof lantern and galvanised steel French doors. The triple-aspect sitting room features a character fireplace and an Orangery extension with French doors and lovely views over the gardens. The dual-aspect dining room also features a fireplace and leads through to the study, fitted with bespoke painted bookcases.











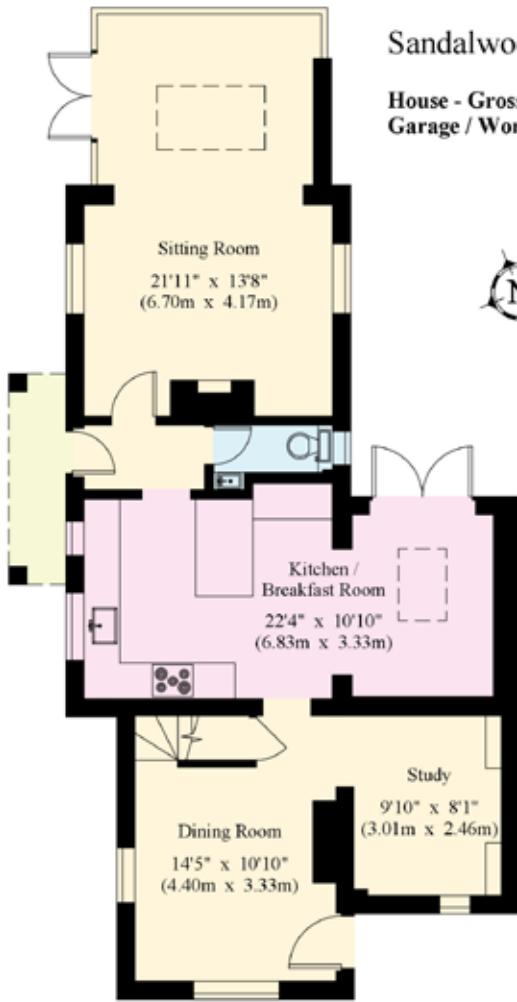
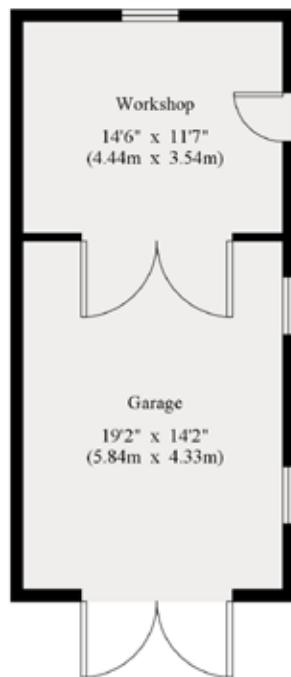
FIRST FLOOR

The attractive principal bedroom suite features an eaves wardrobe and generous storage alongside a stylish shower room with walk-in enclosure. There is a second dual-aspect double bedroom with a pretty cast-iron fireplace and full-height wardrobes, alongside a further small double bedroom. Both are served by a smart, contemporary family bathroom finished to a luxurious standard.

The beautifully landscaped south-facing cottage gardens surround the property. The main garden is laid to lawn with mature, well-planted borders, while a gravel pathway leads to a travertine terrace. A further part-walled Indian stone terrace is positioned behind the garage. The detached oak-framed tandem garage and workshop features double wooden doors, full-height picture windows and a door opening into the garden.

Leigh is a popular village with its own primary school, church, village store, post office and railway station. This picturesque village features many listed buildings and a pretty village green, where cricket is played during the summer months. Nearby Hildenbough Station (1 mile) has trains to London Bridge in 33 minutes.





Metres

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the

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Approximate Gross Internal Area = 135.7 sq m / 1460 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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