Oak Lodge  Powder Mill Lane, Leigh, Tonbridge, Kent, TN11 8QE
Enjoying a central village location overlooking the green in this commuter friendly location

Guide Price £950,000

Summary
- Entrance Hall
- 2 Reception Rooms
- Study
- Kitchen/Breakfast Room
- Conservatory
- Utility Room
- Cloakroom
- 4 Double Bedrooms
- 2 Bathrooms (1 En Suite)
- Off-road Parking
- Front and Rear Gardens
- Total Plot about 0.2 of an Acre

Situation
The property is conveniently situated overlooking the green in Leigh village, near Tonbridge. Leigh is a pretty, historic village designated as a conservation area, with a local shop/post office, public house and primary school. Tonbridge (about 4 miles), Sevenoaks (about 6 miles) and Tunbridge Wells (about 7.5 miles) town centres are all within easy driving distance providing a wide range of shopping and leisure facilities as well as main line stations.

Hildenborough Station (about 1.5 miles) serves London Charing Cross/Cannon Street in about 42 minutes. The A21 gives access to the M25 (about 8.2 miles) and thereby the national motorway network, Gatwick, Heathrow and Stansted Airports, the Channel Tunnel Terminus and Ports as well as Ebbsfleet International terminal.

Description
Oak Lodge is tucked away on the eastern edge of the green in this popular, historic village. The house is well arranged with a good flow of accommodation on the ground floor and attractive gardens to the front and rear.

Features
- Double aspect drawing room with open fireplace.
- Light and open kitchen/breakfast room fitted with modern shaker style units and a stone tile floor, which is open plan to the conservatory.
- Formal dining room with a further open fire, double glass pane doors from both the entrance hall and kitchen and a glazed door with full height windows either side to the rear garden.
- Replacement double glazed windows and boiler.
- Built-in/fitted wardrobes in three of the double bedrooms.

There are a good number of well regarded schools in the local area including Tonbridge & Sevenoaks Public Schools. Sackville and Fosse Bank Schools in Hildenborough. The Schools at Somerhill, Hilden Grange & Hilden Oaks Preparatory Schools in Tonbridge. There are also Grammar Schools for both Boys and Girls in Tonbridge and Tunbridge Wells.

Leisure Facilities include Nizels Golf and Leisure Centre, Hever Golf Course, Tonbridge School Sports Centre. There are also Leisure Centres and swimming pools in Tonbridge and Sevenoaks.

The village is surrounded by unspoilt Kent countryside, designated an Area of Outstanding Natural Beauty.
Important Notice
Jackson-Stops & Staff, 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 do not form part of any offer or contract and must not be relied on as statements or representations of fact.  
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 regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Directions
From the M25 (junction 5), head south on the A21 for about 4.5 miles before taking the A225 exit to Sevenoaks. At the roundabout take the second exit onto the B245 towards Hildenborough. Proceed for approximately 1 mile before turning right, just past Mill Garage on the left, onto Watt’s Cross Road (signposted Leigh and Penshurst). Continue past Hildenborough station and turn right at the T junction towards Leigh. Upon entering Leigh village, turn left on the green (Powder Mill Lane). The driveway to Oak Lodge is the second on the left (shared with Inglea)

Private Finance
Jackson-Stops & Staff Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

Important Notice: Jackson-Stops & Staff, 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 do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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 regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Property Information

Services
Mains gas fired central heating. Mains water, electricity and drainage.

Local Authority
Sevenoaks District Council, 01732 227000
Council Tax Band

Fixtures and fittings
Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Viewing
Strictly by appointment through Jackson-Stops & Staff. Tel: 01732 740600

Outside
The rear garden is very pretty and fully enclosed with close-board fencing and high hedging. It is laid to lawn with planted beds and borders. A pathway leads from the patio at the back of the house (accessible from the dining room and conservatory), under a pergola walkway to a further paved terrace in the back corner of the garden.

There are garden sheds either side of the house.

To the front of the house is a further garden area with mature oak trees and a hedge screen, in addition to off-road parking with gated entrance.

White bathroom suites in the family bathroom and master en suite with showers over the baths.

Energy Efficiency Rating

Viewing
Strictly by appointment through Jackson-Stops & Staff. Tel: 01732 740600