

21 Hunter Seal, Leigh





21 Hunter Seal, Leigh, Tonbridge TN11 9AW

Stylish Contemporary 4-Bedroom Family Home

Accommodation Summary

- Semi-detached house
- 4 bedrooms, 1 en suite
 - 2 reception rooms
 - Modern Kitchen
 - Separate utility
 - Integrated garage
 - Off street parking
 - Garden
- Communal paddock and woodland



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Set at the end of a quiet cul de sac with leafy woodland to the front and staggered back from its neighbouring property, this house offers you anything and everything you could want in a family home.

Spacious, bright and decorated to an impeccable standard, its location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

A brick paved driveway leads a path to the integrated garage and front door that welcomes you into the spacious entrance hallway with the décor throughout showcasing an elegant neutral palette.

First on the right is the elegant dining room whose square bay window casts light across its warm wooden floor that stretches into the hallway and living room to the rear.

The spacious living room is also flooded with natural light from its large bay window whose French doors open onto the raised decking, framing the leafy front garden view. An impressive stone fireplace with gas fire offers warmth in the colder months.

Next door the stylish kitchen is well designed with room for a breakfast bar for you to sit and enjoy your morning coffee. There are plenty of wooden units topped with contrasting work surfaces which separate the integrated appliances and the window is cleverly placed above the sink enabling you to watch the children play while you wash up.

A separate utility space behind offers access to the garden, housing for extra appliances and a sink ideal for muddy boots or paws.

An integral garage and a guest cloakroom complete the ground floor.

The first floor's four double bedrooms leading off the light and spacious landing, are all flooded with light from their leafy view windows. The master bedroom with restful woodland views has a wall width of wardrobes and a contemporary en-suite.

Outside to the rear, an expanse of decking wraps round the back of the house providing plenty of space for alfresco dining and entertaining as you and your guests enjoy the stunning open countryside views behind. A stretch of lawn below is private and secure but that is not all as together with your Hunter Seal neighbours, you will have exclusive use and ownership of a paddock and several acres of woodland.

This immaculate family home has been well thought out and sensitively planned for modern family life. An absolute must see!





Covered porch with tiled floor and opaque part glazed entrance door, which opens to:

Entrance hall which has a wooden floor, opaque front aspect windows, under stairs storage cupboard, radiator and doors to:

Integral garage: 16`6 x 9`10` with up an over door, lighting and electricity.

Dining Room: 11`3 x 9`8` front aspect double glazed square bay window, wooden flooring and radiator.

Cloakroom: side aspect double glazed opaque window, low level WC, pedestal wash hand basin, tiled flooring and radiator.

Living Room: 15`2 x 14`5` rear aspect double glazed square bay windows and rear aspect double glazed French doors leading onto the raised decked terrace, stone fireplace surround, mantle and hearth with inset gas effect fire, wooden flooring and radiators.

Kitchen/Breakfast Room: 11`9 x 10` rear aspect double glazed window over 1 ½ stainless steel sink with drainer and mixer tap over, integrated dishwasher, integrated fridge/freezer, integrated Smeg electric oven with 4 ring gas hob and extractor fan above, wooden wall and base units with plenty of work top space, some glazed, tiled splashback, tiled flooring, radiator and door into:

Utility Room: part glazed side aspect door providing access onto the decking, stainless steel sink with drainer and mixer tap over, wooden wall

cabinets, some glazed, and one base cabinet with worktop over and space and plumbing for appliances under, tiled flooring and radiator.

Stairs up to first floor landing with airing cupboard housing the water cylinder and with shelving for linen and doors to:

Master Bedroom: 12`7 x 12`6` front aspect double glazed window with views of the driveway and woodland beyond, two fitted double wardrobes with internal hanging rails and shelving, radiator and door to:

En-suite: front aspect double glazed opaque window, walk in shower cubicle with wall mounted shower, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring and radiator.

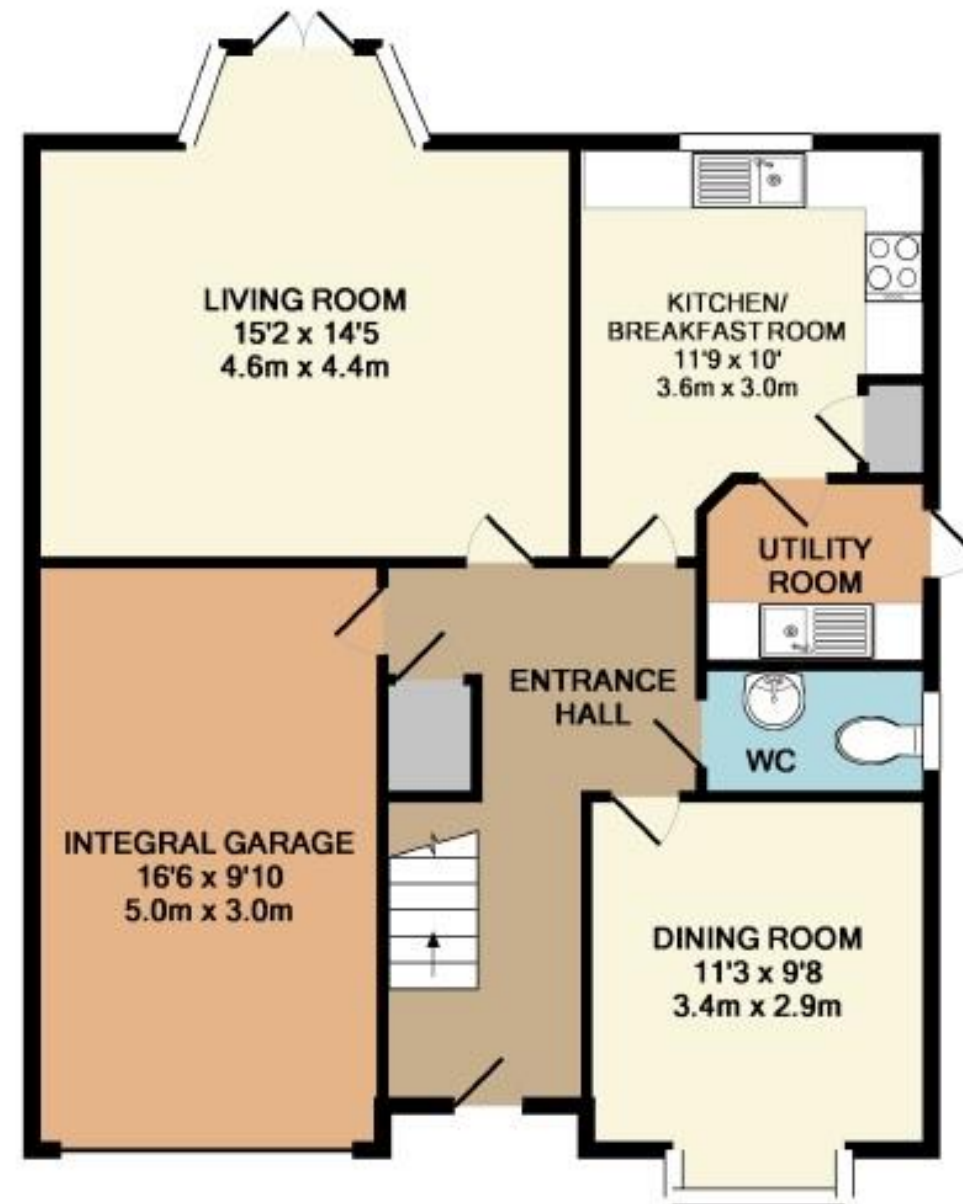
Bedroom 2: 16`6 x 9`10` front aspect double glazed window with views of the driveway and woodland beyond, wooden flooring and radiator.

Bedroom 3: 12` x 11`9` rear aspect double glazed window overlooking the rear garden and open countryside behind and radiator.

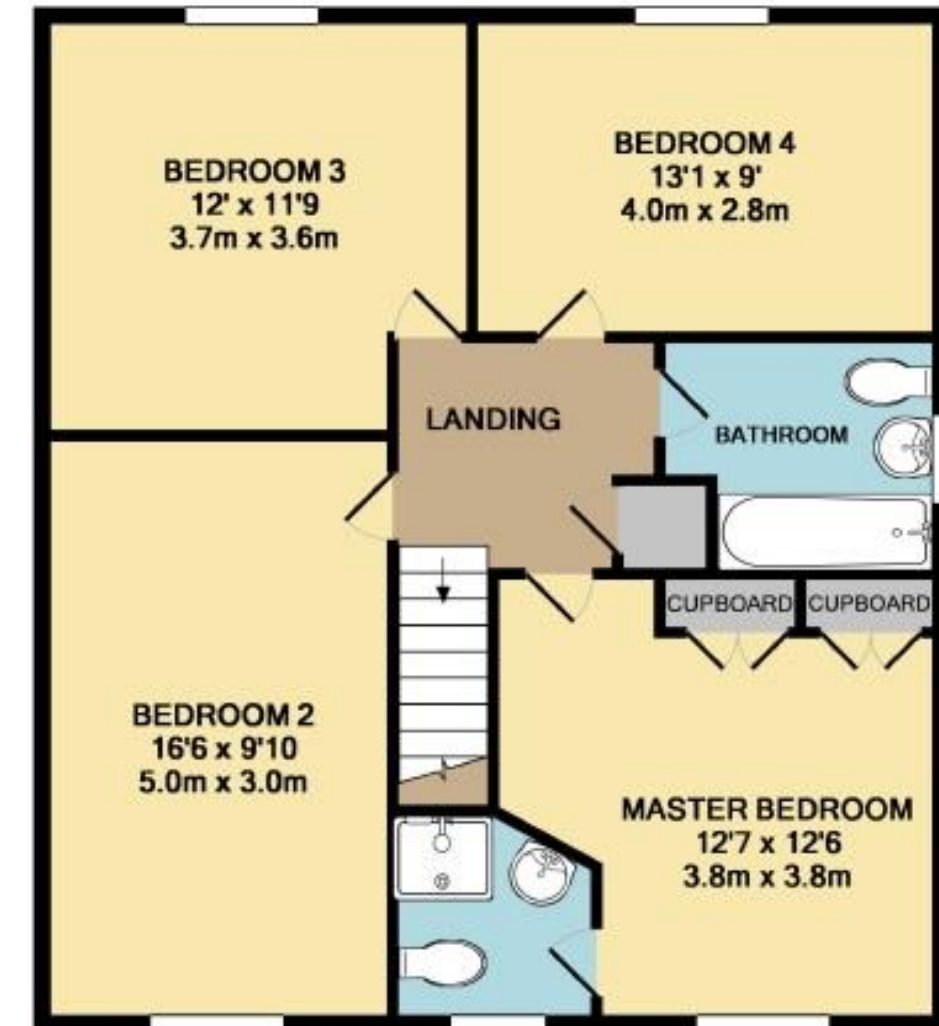
Bedroom 4: 13`1 x 9` rear aspect double glazed window overlooking the rear garden and open countryside behind, loft access hatch and radiator.

Bathroom: side aspect double glazed opaque window, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring and radiator.





GROUND FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(67.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 Plus) A | | 77 |
| (81-91) B | | |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Outside: To the front of the property is a block brick driveway with direct access to the integral garage and front door and some perimeter hedging. There is a lawned area to the front with mature shrubs, trees and plants sitting at both sides of the perimeter of the property with stocked flower beds outside the sitting room window. Wooden gates either side of the property provide rear garden access. To the rear is a garden laid mainly to lawn with step up to a raised decked area at the back of the living room and kitchen. There is wooden perimeter fencing on all sides of the lawn with mature hedging, plants, shrubs and flowers in front. Communal Paddock and Woodland: accessed from the front is a paddock area and several acres of woodland for Hunter Seal residents`` communal use. The annual maintenance costs per household for this is approximately £250.

General:

Tenure: Freehold

Local authority: Sevenoaks District Council

Communal Area Maintenance: approximately £250 pa

Council tax: Band F (£2,274) / EPC: C (69)

AREA INFORMATION: This property lies on the outskirts of Hildenborough which is an idyllic rural village that lies 2 miles north west of Tonbridge and 5 miles south east of Sevenoaks. It stands in the River Medway valley, near the North Downs, in an area known as The Weald. It benefits from a highly regarded Primary School, Church, Village Hall, library, popular pubs and restaurants and even a nearby café owned by Dame Kelly Holmes. The village enjoys a pretty tranquil setting amongst open countryside and delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, the property itself sits opposite the fairways of the Hilden Golf and Leisure Club and the Tonbridge School gym, with its impressive facilities and indoor swimming pool, are a short drive away. There is also the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Apart from Stocks Green Primary School there are other highly regarded primary schools in the area such as Hildenborough Church of England and St Margaret Clitherow Catholic. There are also independent prep schools in Hildenborough: Fosse Bank; in Tonbridge: The Schools at Somerhill, Hilden Oaks and Hilden Grange and in Sevenoaks: Sevenoaks Preparatory School and the New Beacon. The highly sought after secondary level Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge and Sevenoaks Schools are within easy reach as are Sackville and Walthamstow Hall. Hildenborough Station is on the South Eastern Main Line and has fast and frequent services into London Charing Cross in 44 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.



