

# 8 Home Farm Close, Leigh





# 8 Home Farm Close, Leigh, Tonbridge TN11 8SB

*Exceptional Contemporary 3-Bedroom Barn Conversion*

## **Accommodation Summary**

- Attached house on a rural Victorian farm site
  - 3 bedrooms, 1 en-suite
  - Spacious living/dining room
  - Stylish kitchen/breakfast room
    - Private garden
- Off street parking with additional visitor parking
  - Garage
- Mainline station 1 mile away with commuter bus access
- BT FTTP cabling - delivering 300 MB Internet connection



**Tel: 01892 514 189**

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This highly individual home has been beautifully restored to showcase the character of the original building which sits on Home Farm, a carefully converted community of 13 fantastic homes.

Oak floors, exposed brickwork and beams sit beautifully alongside a contemporary kitchen and modern bathrooms making it a family's dream.

Approached down a shared drive, past its allocated parking space, you reach the property sat neatly to the right, its red brick and dark wooden exterior giving a nod to its period farm heritage.

A wooden door opens into an entrance hall, the warmth of its English oak flooring contrasting beautifully with the light crisply painted walls.

First on your right is the kitchen with its distinctive contemporary design. It is a visual delight with exposed brick walls framing the glossy wooden effect units that wrap around the room. With all the high end integrated appliances that you would expect from a house of this quality including a Bosch oven, microwave, gas hob and fridge/freezer, it is a cook's dream.

In the living/dining room next door, the dimensions cleverly define a dining and seating area with ample space for a deep sofa and a large dining table and chairs. A wood burner stove at the far side adds warmth in the colder months while French doors lead straight out onto the garden's private terrace to extend the living space in the summer.

Climbing the stairs to the first floor, there are three bedrooms, two doubles, one of which has a wet room en-suite.

Outside to the rear its garden is laid mainly to lawn with high perimeter hedging providing privacy and a safely contained sanctuary for pets and children. A paved terrace sits at the back of the house giving plenty of space for alfresco dining while a back gate leads your visitors in from their parking area.

Brimming with character this unique home enjoys open countryside on its doorstep. It is also well placed for commuters being only a mile from the local mainline stations with excellent rail links to central London. A must see!

Covered brick arch porch with tiled floor and wooden paneling to wooden entrance door, which opens to:

**Entrance Hall:** English oak solid wooden flooring, radiator and doors to:

**Kitchen/Breakfast Room:** 12'4 x 11'3' front aspect windows, stainless steel 1 ½ bowl sink with drainer and Philippe Starck mixer tap, tiled flooring and integrated appliances: Smeg washer/dryer, Bosch dishwasher, Bosch fridge/freezer, Bosch electric oven, Bosch 5 ring gas hob with Bosch stainless





steel extractor above, Bosch microwave and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level tripe gloss wooden effect Howdens units, some opaque glazed, with a fitted wine rack. The Bosh boiler is concealed in a wall hung cupboard and there are exposed brick walls.

**Living/Dining Room:** 19`3 x 13`5` rear aspect window, rear aspect French doors and radiator. The room is spacious and light, perfect for dining and entertaining in. A wood burner stove sits on a tiled hearth adding character and warmth to this relaxing space and there is a deep under stairs storage cupboard.

Stairs up to first floor landing with access hatch to large loft, exposed ceiling beams and doors to:

**Master bedroom/Bedroom 1:** 13`5 x 13`5` front aspect window, oak flooring, exposed ceiling beams, fitted wardrobes with hanging rails, shelving and cupboards over, radiator and door to:

**En-suite:** En-suite: front aspect opaque window, Villeroy and Boch sanitaryware: walk in wet room shower with glass screen, wall mounted shower and hand held shower attachment, wall hung hand wash basin with mixer tap, part tiled walls, tiled flooring, low level WC and heated towel rail.



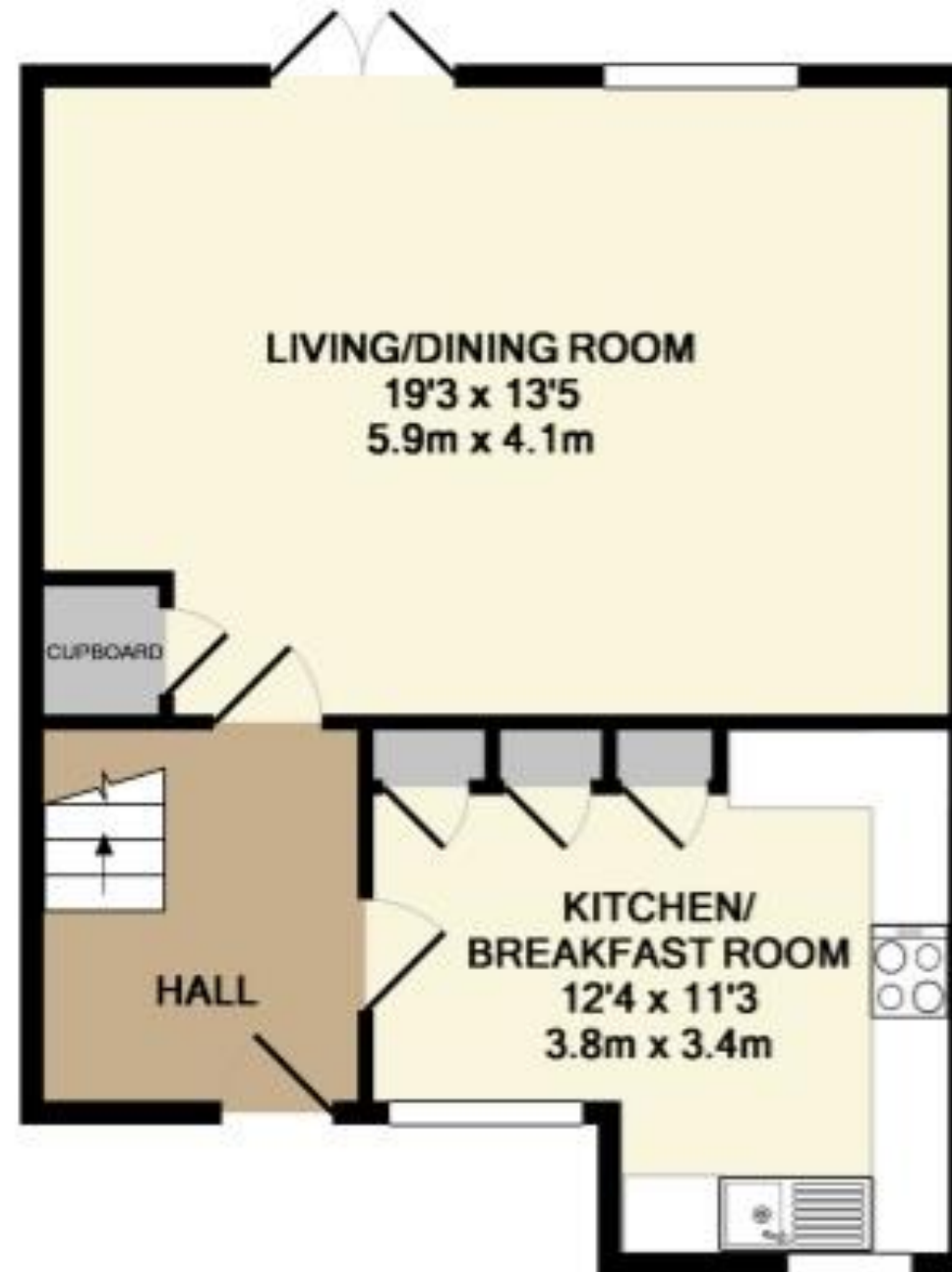
**Bedroom 2:** 11`3 x 10`11` rear aspect window, exposed ceiling beams, oak flooring and radiator.

**Bedroom 3:** 9`11 x 7`5` rear aspect window, oak flooring, exposed ceiling beam and radiator.

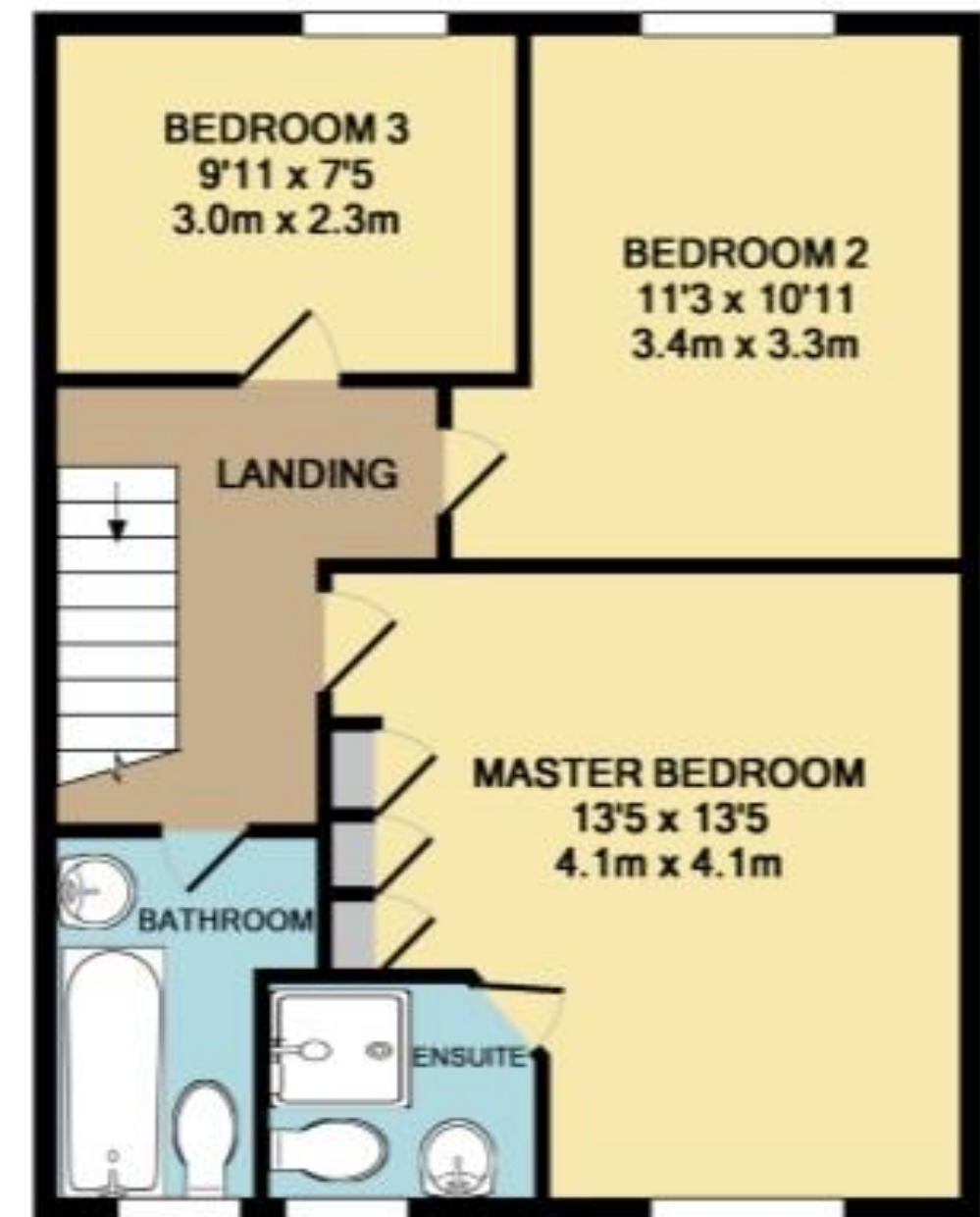
**Bathroom:** front aspect opaque window, Villeroy and Boch sanitaryware: tiled panel enclosed bath with wall mounted mixer tap and shower and glass shower screen, wooden effect vanity unit with drawer and open shelf under and wash hand basin with mixer tap over, low level WC, exposed ceiling beam, tiled walls and flooring and heated towel rail.

**Outside:** The house is approached via a shared gravel driveway past visitors parking spaces leading to a private area with parking for a car. There is a single garage with electricity and lighting. The pretty rear garden is accessed through either the living room or a back wooden gate with hedged arch and is laid mainly to lawn with a stone terrace sitting at the back of the house. It is perfect for alfresco dining in the sun. Mature hedging borders the perimeter of the garden making it a private and peaceful space whilst a wooden summer house sits at the rear. Stunning open countryside lies behind Home Farm.



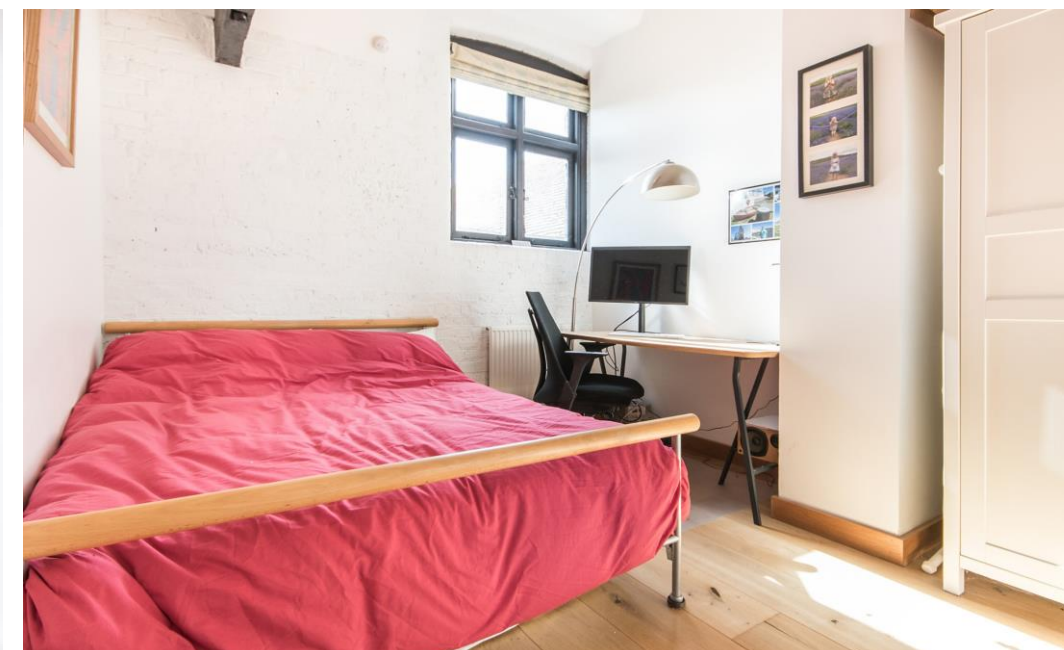


GROUND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)



#### General:

Tenure: Freehold

Local authority: Sevenoaks District Council

Council tax: Band F (£2,446) / EPC: C (72)

Communal Area Maintenance: Approx. £400 P/A

Broadband: BT Openreach FTTP cabling - delivering 300 MB upstream/downstream Internet connection



**AREA INFORMATION:** Leigh is an idyllic rural village that lies 3 miles west of Tonbridge and 6 miles south of Sevenoaks. It benefits from a large village green, a highly regarded Primary School, Church, Village store, post office, pub and railway station. 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 close to 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 its own 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. Leigh Station is on the Victoria/Redhill line whilst Hildenborough Station is on the South Eastern Main Line and has fast and frequent services into London Charing Cross in 44 minutes. A commuter bus passes the end of the property's main drive and can be taken to Hildenborough Station just a mile away both morning and evening. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.

