

4 Crescent Row, Kiln Lane, Leigh, Tonbridge





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Modern stylish 4-bedroom house in sought after village with new build guarantee

Accommodation Summary

- End of terrace house close to Leigh Station
 - 4 bedrooms, 1 en-suite
 - Living room
 - Kitchen/dining room
- Bathroom, en-suite shower room and separate shower room
 - Ground floor toilet
 - South facing garden
- 2 allocated parking spaces with electric charging point
 - Ark Insurance Guarantee – built 2021
 - Sought after village location



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This home's elegant, light filled interior delivers a family friendly contemporary style of living in an idyllic semi-rural setting.

The house itself sits on a private development of seven homes built in 2021.

A smart exterior of part hung tiles and a bay window delivers plenty of kerb appeal, with a neat pathway enticing you up to the entrance door.

The entrance hallway with its contemporary tiled flooring and useful guest cloakroom is bright and welcoming.

First on the left is the living room dappled in light from its front bay window. It has plenty of room for deep sofas and a glazed door gives access into the dining room behind.

At the rear is the kitchen/dining room with a rear wall of bi fold doors which cleverly open to extend the living space into the garden in the warmer months. The streamlined kitchen on the right offers generous bespoke cabinetry, counter space and integrated appliances including a dishwasher, fridge/freezer and washing machine. There is also an integrated Rangemaster oven neatly sat inside a recessed faux chimney breast with mantle and extractor. The Belfast sink is placed under a window and a breakfast bar, with space for bar stools, lets friends sit and chat to you as you cook. The dining space to the side is perfect for a large table and chairs, offering lots of space for both dining and living.

Climbing the stairs to the first floor the principal bedroom is at the front. It has a stylish en-suite shower room which adds to the feeling of luxury that the room delivers on.

There are two further bedrooms to the rear, the larger of which is also a double and the other currently set up as a home office. The immaculate family bathroom with shower over the bath completes the first floor.

A further flight of stairs to the second floor takes you up to another generously sized double bedroom, a shower room and eaves storage, offering superb family accommodation.

Outside the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with a Sand Stone paved terrace to the rear of the kitchen/dining room, making it perfect for summer entertaining. Behind is a block brick off street driveway with two private allocated parking spaces and an electric charging point.

This home really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!





Entrance door, which opens into:

Entrance Hall: side aspect double glazed window, fitted under stair cupboard, tiled flooring with thermostatic controlled under floor heating and doors opening into:

Cloakroom: front aspect opaque double glazed window, tiled flooring with thermostatic controlled underfloor heating, WC, wash hand basin with mixer tap over.

Living Room: 15`7 x 13`1 front aspect double glazed bay window with automated electric curtain rail, carpeted flooring with thermostatic controlled under floor heating and glazed internal rear aspect door opening into:

Kitchen/Dining Room: 21`6 x 14`7 rear aspect bi-folding doors with battery operated solar reflective blinds over bifold doors, rear aspect double glazed window, Belfast sink with mixer tap, bespoke eye and base level cabinets with stone work surfaces with breakfast bar overhang with space for bar stools, stone upstands, integrated Rangemaster oven in faux chimney breast with recessed spice shelves, mantle and extractor, dishwasher and washing machine, tiled flooring with thermostatic controlled under floor heating and glazed internal door into the entrance hall.

Stairs rising to the first floor with side aspect double glazed window, fitted cupboard housing the built-in hot water cylinder with space for linen and doors opening into:

Principal Bedroom: 12`10 x 12`2 front aspect double glazed window, radiator and door opening into:

En-Suite Shower Room: shower cubicle with rainwater shower head and handheld shower attachment, vanity unit with wash hand basin and mixer tap over and drawers under, concealed cistern WC, heated towel rail and tiled walls and flooring.

Bedroom 3: 11`5 x 9`11 rear aspect double glazed window and radiator.

Bedroom 4: 9`11 x 8`7 rear aspect double glazed window and radiator.

Bathroom: panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin and mixer tap over and cupboard under, vanity shelf, concealed cistern WC, heated towel rail, tiled walls, and flooring.

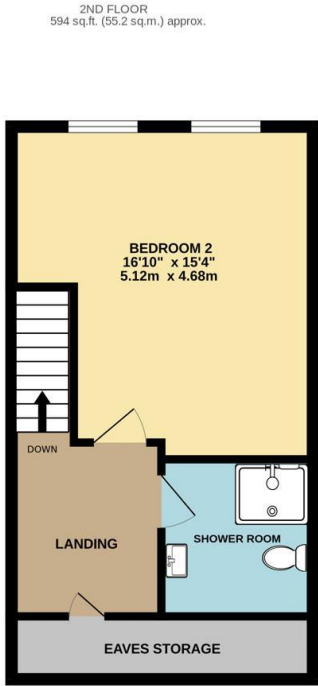
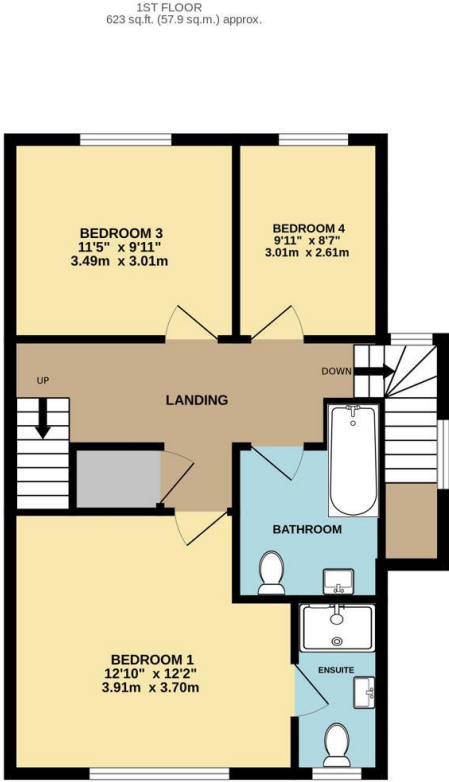
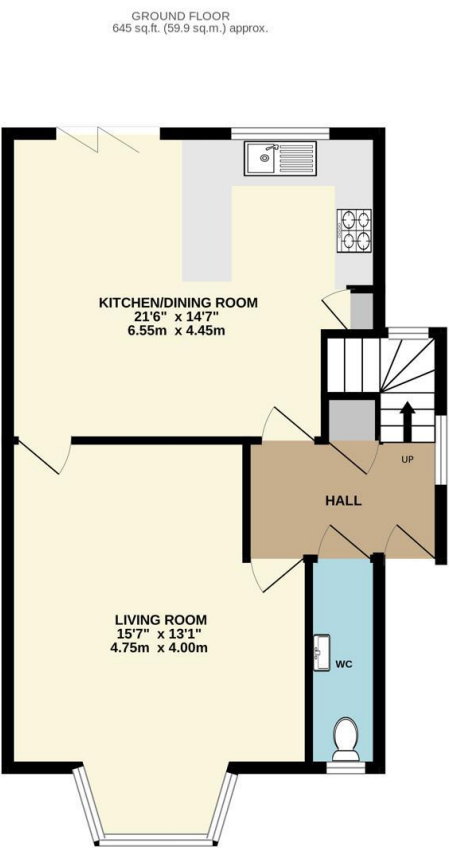
Stairs rising to the second floor with eaves storage and doors opening into:

Shower Room: shower cubicle with rainwater shower head and handheld shower attachment, vanity unit with wash hand basin and mixer tap over and drawers under, concealed cistern WC, heated towel rail and tiled walls and flooring.

Bedroom 2: 16`10 x 15`4 rear aspect Velux windows and radiator.

Outside: To the front is a neat area of lawn, some yew hedging and a pathway to the entrance door. At the rear is a Sand Stone paved terrace beside the house, an area of lawn, a wooden storage shed and the Samsung Air Source Heat Pump. The garden is fully enclosed by a mix of wall and wooden close boarded fencing. Behind is a block brick off street driveway with two private allocated parking spaces, a bin store and an electric charging point.

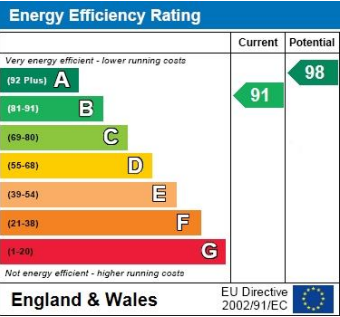




APPROX TOTAL AREA 173.00 SQ.M

TOTAL FLOOR AREA : 1862 sq.ft. (173.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General:

Tenure: Freehold
Local authority: Sevenoaks District Council and Kent County Council
Council tax: Band F (£3,113.39)
EPC: B (91)
Ark Insurance Gaurantee
Air Source Heat Pump provides hot water and central heating
Thermostatic controlled under floor heating to ground floor
Smart Home Capability

Area information: Leigh, Tonbridge

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 Walthanstown 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.



