

1 Burton Avenue, Leigh, Tonbridge





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Stylish spacious 5-bedroom house with driveway in sought after semi-rural development

Accommodation Summary

- Semi-detached house (built c 2018)
 - 5 bedrooms, 2 en-suite
 - Living room
 - Kitchen/dining room
 - Family bathroom, 2 en-suite shower rooms, ground floor cloakroom
 - Two allocated parking spaces
- Private garden and communal areas including protected woodland and children's playground
 - On main bus route, including allocated secondary school bus services
 - Walking distance to village centre
 - Nearby access into Haysden Country Park



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This fantastic house, surrounded by private leafy woodland, is on a peaceful development of exclusive homes, in an idyllic semi-rural setting. However, you have the best of both worlds as it is close to the village amenities and has easy access to excellent transport links.

Set on the popular 1811 development, with its own children's playground and recreational area that provides access into Haysden Country Park, this house offers you everything you could want in a family home.

Nestled in nature, a block brick driveway with allocated parking for two cars fronts the house and there is gated woodland and rear garden access to the side.

The canopied entrance door welcomes you into the hallway, with a fitted cupboard to keep the space clutter free and a useful guest cloakroom.

At the front is the stylish kitchen/dining room which is well designed with room for a table and chairs in front of the square bay window, delivering leafy green views as you dine. The kitchen area behind forms an open U space with streamlined units topped with contrasting work surfaces providing storage and housing for the integrated appliances.

Along the hallway to the rear is the living room which is the heart of the home. It is a generous space with plenty of room for family living and entertaining and it is flooded with dual aspect light. Full height windows at the rear offer garden views and a glazed door can lie open to extend your living space into the garden in the warmer months.

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

There are two further bedrooms to the rear, their windows delivering light and garden views and a modern family bathroom with shower over the bath completes the floor.

A further flight of stairs takes you up to the second floor's two generously sized double bedrooms, one with an en suite shower room. The bedroom to the rear is currently set up as a home office and second reception room. This loft extension added by the current owners offers superb additional family accommodation.

Outside to the rear, a paved terrace sits at the back of the house and winds down the side to a further paved area at the rear, perfect for summer dining. There is an area of lawn edged by wooden sleeper enclosed stocked flower beds and a wooden shed for storage. It is fully enclosed, part walled, making it a safe sanctuary for children and pets, and there is gated side access onto the nearby woodland path.

This fantastic family home has been well thought out and sensitively planned for modern family life. A must see!



Kitchen/Dining Room: front aspect double glazed square bay window, eye and base level units, pull out larder cupboard, countertops, integrated fridge/freezer, integrated AEG oven and grill, AEG 5 ring gas hob, extractor, integrated AEG dishwasher, space and plumbing for washing machine, 1 1/4 stainless steel sink with drainer and mixer tap with filtered water, tiled flooring, radiator.

Living Room: rear aspect double glazed windows, rear aspect glazed door, side aspect double glazed square bay window, Amtico wooden effect flooring, radiators.

First Floor:

Principal Bedroom: front aspect double glazed window, fitted double wardrobe with hanging rail and shelf, radiator.

En-suite: shower enclosure with wall mounted shower attachment, wall hung wash hand basin and mixer tap, concealed cistern WC, heated towel rail, vanity shelf, wall mirror, part tiled walls, tiled flooring.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, wall hung wash hand basin with mixer tap, concealed cistern WC, vanity shelf, wall mirror, heated towel rail, part tiled walls, tiled flooring.

Bedroom 3: rear aspect double glazed window, radiator.



Bedroom 5: rear aspect double glazed window, radiator.

Second Floor:

Bedroom 2: front aspect double glazed window, ceiling loft access hatch, electric wall heater.

En-suite: low level WC, shower cubicle with rainwater shower head and handheld shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail.

Bedroom 4: rear aspect double glazed window, electric wall heater.

General:

Tenure: Freehold

Local authority: Sevenoaks District Council and Kent County Council

Builder: Bellway Homes

Council tax: Band F (£3,414.76)

EPC: B (87)

Communal area maintenance service charge: c £500.00 P/A

Whole house water softener





APPROX TOTAL AREA 157.3 SQ.M / 1,693 SQ.FT

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B	87	89
(69-80)	C		
(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		



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 has nearby access into Haysden Country Park and is 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 are also the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. It is also within walking distance of the Plough which is a popular country pub. 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 bus passes opposite the property and travels from Charlottetown through Leigh and Hildenborough and onto Tonbridge. Tonbridge and Tunbridge Wells allocated secondary school buses also pick up and drop off close to the Property. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.

