



Individually designed property with scope to update

Wood Vale, Lealands Avenue, Leigh, Tonbridge, Kent, TN11 8QU

£650,000 Freehold



Architecturally designed property • Dating from the 1960s

- Scope to update and remodel • Village location
- Private level garden • Plot of about 0.17 of an acre

Local Information

• Wood Vale is situated within the sought-after village of Leigh, with its active village community, village green, primary school, excellent village store, public house, hairdresser and railway station.

• Comprehensive Shopping:

Tonbridge (4.6 miles), Sevenoaks (6.4 miles), Tunbridge Wells (6.9 miles) and Bluewater (23.4 miles).

• Mainline Rail Services:

Hildenborough (1.7 miles) and Tonbridge (4.6 miles) to Cannon Street/Charing Cross/London Bridge. In addition, Leigh village station (0.7 miles) Tonbridge/Redhill.

• Primary Schools: Leigh, Hildenborough C of E. Various in Tonbridge.

• Secondary Schools: Tonbridge and WOK Girls' Grammar and Judd Boys' Grammar, Hillview School for Girls, Hayesbrook School for Boys and Hugh Christie Technology College in Tonbridge. Weald of Kent Girls Grammar, Knole Academy and Trinity in Sevenoaks. Various in Tunbridge Wells.

• Private Schools: Sackville School and Fosse Bank Independent Primary School in Hildenborough. The Preparatory Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge School, Sevenoaks School and Walthamstow Hall

• Sporting Facilities: Leigh village provides cricket and tennis clubs. Nizels Golf Club in Hildenborough also has a private health/fitness centre. Golf clubs in Sevenoaks include Wilderness and Knole. Sevenoaks sports and leisure centre.

About this property

Wood Vale is an individually designed bungalow dating from the early 1960s which has remained in the same occupancy since new. There is scope to update and remodel the accommodation and potentially extend, subject to the necessary building regulations. The property has well-proportioned accommodation and benefits from picture windows, allowing light to flood into the property and affording views over the established gardens. Features include high sloping ceilings, exposed ceiling timbers, polished wooden flooring, wood panelling and a feature stone fireplace in the living room. Wood Vale is well located at the end of a no-through road within the village of Leigh, and within close proximity to the village recreation grounds.

• The open plan reception rooms comprise an impressive living room with a bay and apex window to the front, and a dining room with a picture window to the side. From the living room is a conservatory which has wonderful views and direct access to the rear garden.

• The well-appointed kitchen has a comprehensive range of wall and base units, granite work surfaces and space for appliances.

• There are four bedrooms, all with attractive outlooks. One has fitted wardrobes and two are linked with one of these currently being used as a study.

• A well-appointed shower room and separate cloakroom complete the accommodation.

• There is a detached garage with power and lighting connected, together with a number of sheds and a greenhouse.

• The established gardens provide a wonderful backdrop to the property. There are wide areas of lawn interspersed with trees and shrubs. To the front are a number of roses adorning the front elevations and to the rear is a terrace by the property together with a further seating area within the garden and timber pergola with an ornamental fish pond.

Tenure Freehold

Local Authority Sevenoaks District Council

Energy Performance EPC Rating = D



Viewing All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone: +44 (0) 1732 789 700.

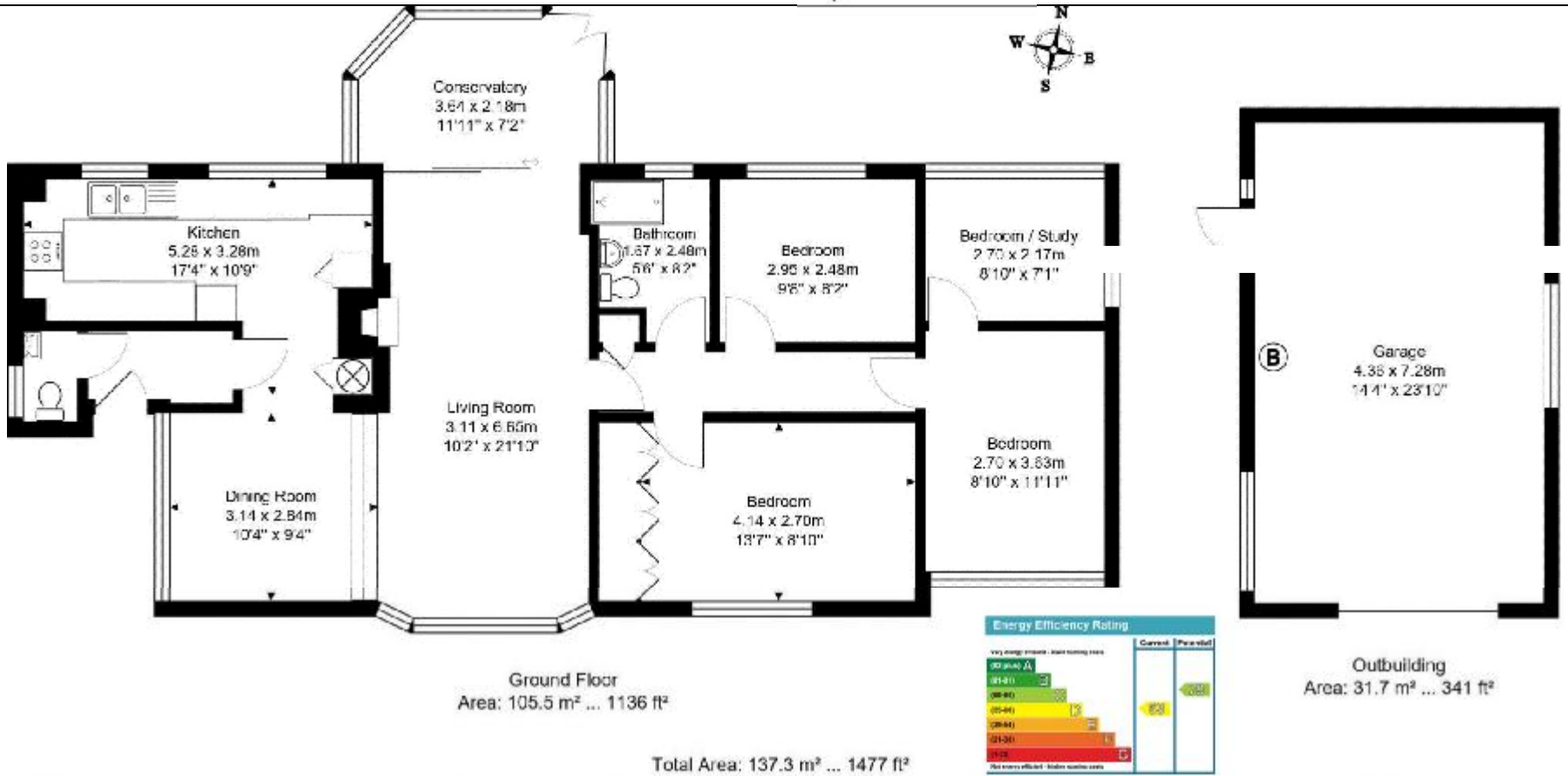
Directions From the A21 take the Weald/Sevenoaks/Hildenborough roundabout onto the B245, proceed for approximately 1 ¼ miles and turn right onto the B2027 signposted Leigh and Penshurst. Continue past Hildenborough station and turn right at the T junction towards Leigh. Continue passed the village green turning immediately left onto The Green. Continue around the green taking the third turning on the right, Green View Avenue. Take the next left onto Lealands Avenue. Proceed to the end where a gravel drive will be seen to the right, continue along this drive where Wood Vale will be found on the left hand side.



Wood Vale, Lealands Avenue, Leigh, Tonbridge, Kent, TN11
Gross Internal Area 1136 sq ft, 105.5 m²
Garage 341 sq ft (31.7 sq m)
Total 1,477 sq ft (137.3 sq m)

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