



7 Well Close
Leigh | Tonbridge | Kent | TN11 8RQ

FINE & COUNTRY





Step inside

7 Well Close

This attractive detached five bedroom family home in the picturesque village of Leigh was bought from new by the current owners who have loved and improved it over the past 38 years. The house is approached via a very large block paved driveway bordered by mature trees and shrubs and where you can park at least four or five cars. It leads round to the wide front door that opens into the charming hall with a cloakroom, stairs to the first floor and hard wearing Karndean flooring that flows through to the living room.

Double doors from the hall open into the spacious, dual aspect living room with its bow window and brick fireplace as a focal point. This has direct access to a double bedroom with an en suite wet room that would also make an excellent snug or office for anyone working from home, while double doors lead directly to the good sized kitchen/dining room. This includes Karndean floor tiles, wood units housing an oven and hob as well as a washing machine and space for an American fridge freezer while still leaving plenty of room for a table and chairs. It leads through a pair of multi-pane glazed doors to the superb garden room that can be used all year round as an additional sitting and dining area. This has French doors to the terrace and a wall of windows on two sides providing views over the delightful garden. Upstairs the landing includes a large airing cupboard and access to a family bathroom and separate shower room as well as to four double bedrooms.

A large terrace outside the garden room is ideal for al fresco dining or just relaxing in the sunshine and includes charming raised shrub and flower beds and leads to a large lawn surrounded by mature trees and shrubs providing privacy and security. There is a wide path to the other end of the garden that includes a garden shed and a patio so you can follow the sun all day and a side path with an additional garden shed.







Seller Insight

“ This has been a wonderful family home for the past 38 years and we shall be sad to leave but we feel it is time for us to downsize. Over the years we have updated the property and had the garden room built by Everest about 14 years ago. It has also been adapted to be wheelchair friendly. We live in a delightful village with plenty of community activities in the village halls from badminton to dance classes and table tennis to puppy training, while local amenities available around the large village green include the 13th century church, a convenience store, post office and a hairdresser as well as the refurbished Fleur de Lis pub restaurant and a primary school. There is also the nearby Plough at Leigh that offers excellent restaurant facilities as well as being a highly sought-after wedding venue. For sporting enthusiasts there is also a cricket and tennis club in the village as well as golf at the nearby Hilden Park Golf and Leisure club.*



*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

There is a local railway station on the Hastings/Redhill to Tonbridge line while Hildenborough station is only a five minute drive where trains can take you to Charing Cross, London Bridge and Cannon Street often in less than 40 minutes and motorway access is easily available via the A26 and A21. The market town of Tonbridge is not far with its high street stores, individual shops, pubs and restaurants as well as a mainline station, excellent secondary grammar and private schools as well as a variety of sports facilities while Sevenoaks offers additional amenities.

By Road:	
Hildenborough station	1.8 miles
Tonbridge	4.5 miles
Tunbridge Wells	6.5 miles
Sevenoaks	6.7 miles
Dover Docks	62.3 miles
Channel Tunnel	51.1 miles
Gatwick Airport	23.8 miles
Charing Cross	36.7 miles

By Train from Hildenborough	
London Bridge	35 mins
Cannon Street	40 mins
Charing Cross	39 mins
Victoria	1hr 03 mins
Ashford International	48 mins

Leisure Clubs & Facilities

Leigh Cricket Club	07894 122066
Leigh Tennis Club	
Hilden Park Golf Club	01732 833607
Tonbridge School Centre	

Healthcare

Hildenborough and Tonbridge Medical Group	01732838777
Tonbridge Medical Group	01732 352907

Education

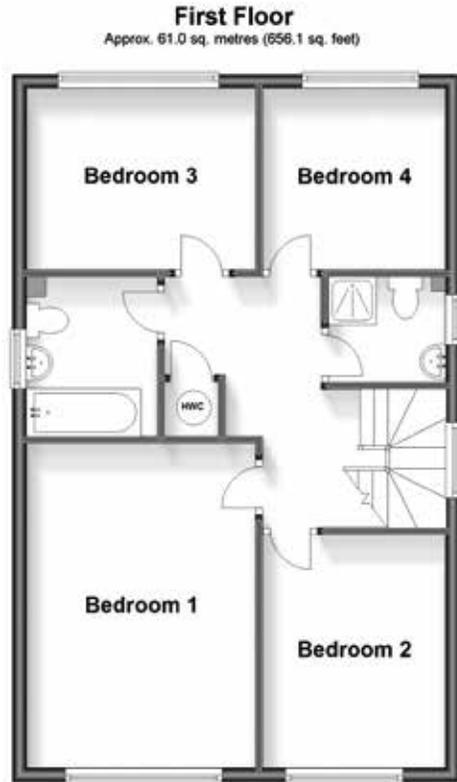
Primary Schools	
Leigh Primary	01732 832660
Hildenborough Primary	01732 833394
Slade Primary School	01732 350354
Bishop Chavasse	01732 676040
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500

Entertainment

Oast Theatre
The Angel Centre
The Fleur de Lis
The Plough

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Hall Place Leigh



GROUND FLOOR

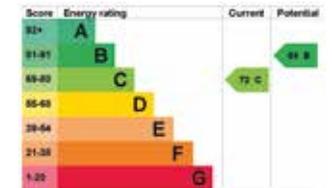
Entrance Hall	
Living Room	23'2 (7.07m) x 11'0 (3.36m) narrowing to 9'5 (2.87m)
Bedroom 5	10'3 x 8'3 (3.13m x 2.52m)
En suite Shower room	8'10 x 5'10 (2.69m x 1.78m)
Kitchen/Diner	20'2 x 9'0 (6.15m x 2.75m)
Sun Room	18'10 x 9'3 (5.74m x 2.82m)

FIRST FLOOR

Landing	
Shower Room	5'6 x 5'0 (1.68m x 1.53m)
Bedroom 4	9'0 x 8'10 (2.75m x 2.69m)
Bedroom 3	11'1 x 8'10 (3.38m x 2.69m)
Bathroom	7'7 x 6'5 (2.31m x 1.96m)
Bedroom 2	11'1 x 8'10 (3.38m x 2.69m)
Bedroom 1	15'4 x 11'1 (4.68m x 3.38m)

OUTSIDE

- Driveway
- Front garden
- Rear garden



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed





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