

Pauls Hill House, Leigh



Strutt & Parker

Land and property. Since 1885.



Main house 4917 sq ft (457 sq m) | Freehold
An Arts & Crafts inspired house | Wonderful views
Double garage | Outbuildings | Tennis Court | Swimming pool
Approx. 3 acres

Guide price £3,750,000

For sale, this impressive family house in the middle of mature gardens and situated on the edge of two sought after villages, having light spacious and characterful accommodation

The property features elevations of brick and tile hanging under a multitude of pitched tiled roofs. Pauls Hill House is an exceptional house enjoying an elevated setting.

The accommodation is light and highly adaptable and arranged over the ground, first and second floors. There are some lovely features and lots of limestone flooring and oak joinery. The majority of the rooms have stunning views over the gardens and beyond.

The entrance hall, is light and has a magnificent oak staircase to the first floor and gallery. The hall leads to all the principal reception rooms and the large kitchen/breakfast room, with a lovely dual aspect. There are vast granite work surfaces, painted units with cupboards and drawers and high-level units. There is a central island with a sink. Four oven AGA with hob to one side. Separate utility room.

Attractive dining room and spacious drawing room with a dual aspect and two sets of double doors outside. Impressive stone fireplace. Two separate studies - both fully fitted. Games room/ gym on the mezzanine level with doors leading to the garden and swimming pool.

Downstairs cloakroom.

On the first floor is an impressive principal bedroom suite with walk-in dressing room and spacious bath/shower room.

There are three further generously proportioned bedrooms with three further shower rooms - two are en suite.

On the second floor there is another bedroom, shower room and store.

Outside

The property is approached through an electrically operated gate and over a sweeping drive that leads to a parking and turning area in front of the house.

The gardens encircle the house and are mainly laid to lawn. There are mature conifers and deciduous trees.

There is a full size tennis court, a heated swimming pool with poolside chalet/changing rooms and shower.

Also outside are two timber framed garden stores/sheds and a detached brick-built double garage and work shop.

There is a dell and a pill box.

Location

Pauls Hill House is situated on the edge of the pretty village of Leigh (0.3 miles), with the neighbouring village of Penshurst about 3 miles away. Both villages offer a great range of local amenities. Both Leigh and Penshurst are on the train line to London.

Nearby Hildenborough station offers fast service to London, (Charing Cross 43 minutes) as well as Sevenoaks and Tonbridge.

The larger towns of Sevenoaks (6 miles), Tunbridge Wells (6.8 miles) and Tonbridge (4.5 miles) all offer a great range of shops, eateries and cultural and sporting opportunities.

There is a range of schools in the private and state sectors. Notable private schools include Tonbridge and Sevenoaks schools, state grammar schools include Judd and Tonbridge grammar schools. Leigh has its own village school.

Leisure activities include riding and walking in the surrounding countryside.

General

Local Authority: Sevenoaks

Services: All mains services , electricity, water, drainage, including gas

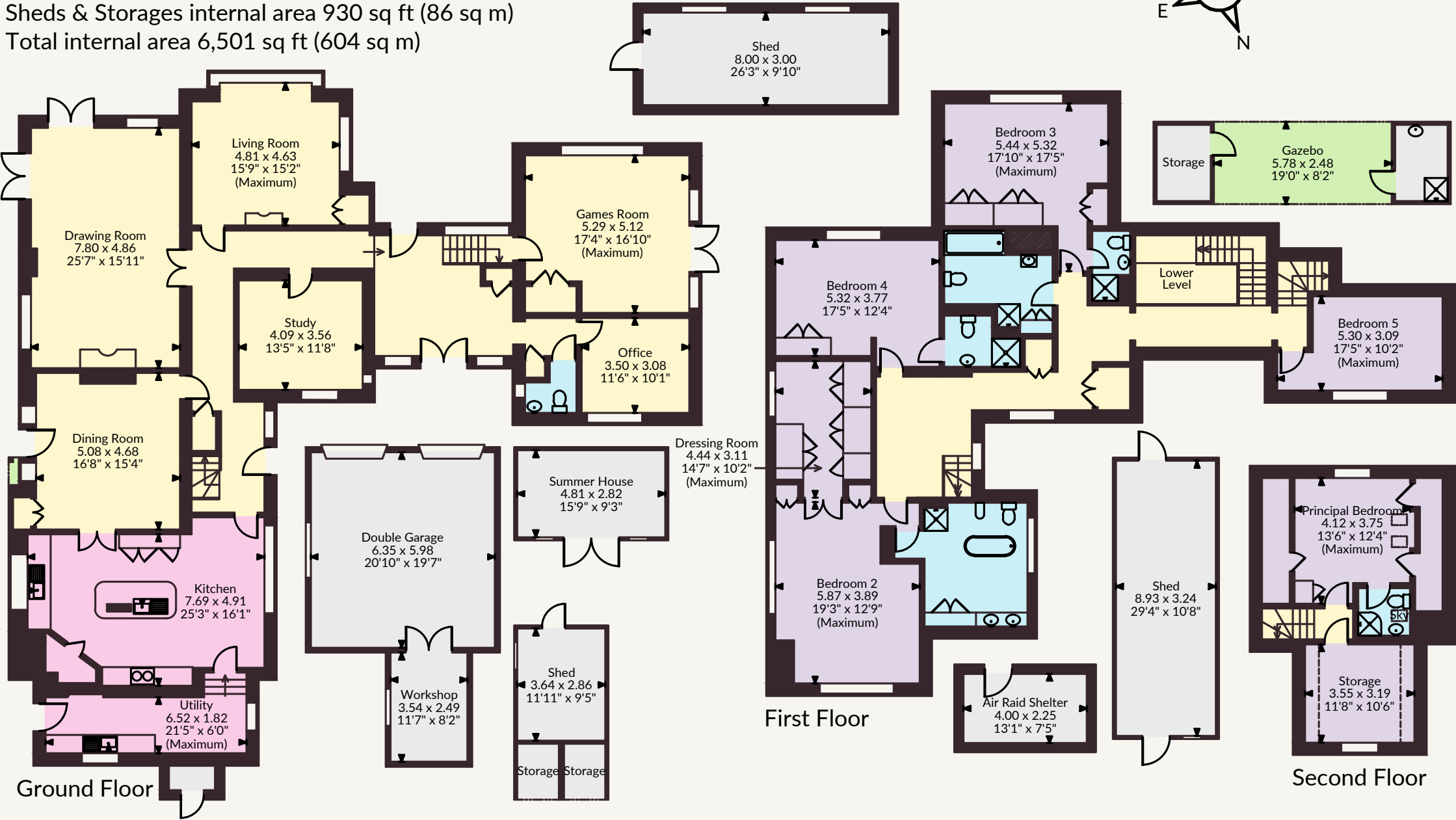
Council Tax: Band H

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Pauls Hill House, Ensfield Road, Tonbridge
Main House internal area 4,917sq ft (457 sq m)
Garage internal area 508 sq ft (47 sq m)
Summer House internal area 146 sq ft (14 sq m)
Sheds & Storages internal area 930 sq ft (86 sq m)
Total internal area 6,501 sq ft (604 sq m)



Sevenoaks
15 Bank Street, Sevenoaks, Kent TN13 1UW
01732 459900 | sevenoaks@struttandparker.com

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8689151/MJH

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.



Strutt
& Parker

Land and property. Since 1885.