



# 5 Mill Stream Rise

Leigh, Tonbridge, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## Versatile & beautifully presented family home, with planning to extend, an attractive garden and double garage

5 Mill Stream Rise is a bright, versatile and stylish family home built in 2018 and situated within the popular 1811 Powder Mill Lane development. Located on the edge of the sought after village of Leigh



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN & TERRACE**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2504 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

Located on the edge of the sought after village of Leigh, the property is beautifully presented by the current owners, with accommodation arranged over three floors, ideal for entertaining and family living. Salient points include vaulted ceilings, modern kitchen and bathroom suites, five double bedrooms, one currently utilised as a gym, a charming balcony, attractive rear garden, integral double garage and driveway with space for four cars and the remainder of a 10 year NHBC warranty. Also of particular note is the planning permission to further extend the property together with the excellent proximity to Hildenborough station, being within approx. 2.4 miles.

The ground floor comprises two double bedrooms, one with built-in storage and served by a stylish en suite shower room and another with a double aspect and currently utilised as a gym. This room has excellent versatility to also be used as a study or further reception room. A well-appointed cloakroom and a utility room with access to the integral garage completes this floor.

From the hallway, a staircase rises to the first floor and a double aspect sitting room which is light, well-proportioned and benefits from full height windows, with views of the woodland, together with a built-in shelving unit.

The kitchen/dining/family room is an excellent space, ideal for modern living and entertaining. The kitchen is fitted with a comprehensive range of stylish wall and base units, incorporating a breakfast bar and integral appliances. The adjoining dining/family area features a contemporary wood burning stove by RAIS, superb vaulted ceiling, skylights and bi-fold doors to the rear terrace.

A cloakroom completes the first floor.





Arranged over the second floor is the principal bedroom, which benefits from air conditioning and features a vaulted ceiling, and a bank of built-in wardrobes, and served by a contemporary en suite shower room. French doors lead to a charming balcony with a glass balustrade, providing an ideal seating area with views to the nearby woodland.

There are two further bedrooms, both with built-in storage and desks.

A stylish family bathroom completes the accommodation

Planning Permission

21/01152/HOUSE Introduction of new terrace at first floor level and new single storey extension at rear.

## Outside

To the front, a block paved driveway leads to the integral garage with mixed evergreen hedging to the perimeter and a staircase leading to the gated side access.

An external staircase leads to the attractive part-walled double leveled rear garden which features a pergola adorned with clematis and a set of steps leading to an area of artificial lawn. There are borders planted with a variety of specimen trees and herbaceous shrubs, providing year round interest and privacy, together with a paved terrace.

## Location

5 Mill Stream Rise is situated within the popular 1811 development, on the edge of the sought after village of Leigh, with its active village community, village green, primary school, excellent village store, public house, a hairdresser and railway station.

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



## Distances

- Tonbridge 3 miles
- Sevenoaks 6.2 miles

## Nearby Stations

- Hildenborough station 2.4 miles
- Leigh village station 2 miles

## Nearby Schools

- Sackville School
- Fosse Bank
- The Preparatory School at Somerhill
- Hilden Oaks
- Hilden Grange
- Tonbridge School
- Sevenoaks School
- Hildenborough C of E
- Stocks Green
- St Margaret Clitherow Catholic

- Weald
- Long Mead
- Leigh Primary





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 2,504 sq ft (233 sq m)  
For identification purposes only.

## Directions

TN11 9FD  
What 3 Words: ///space.steep.panic

## General

**Local Authority:** Sevenoaks District Council

**Services:** All mains including gas central heating, Air conditioning to the principal bedroom.

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

**Council Tax:** Band G

**EPC Rating:** B

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority

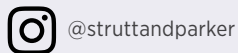
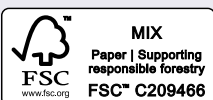
## Sevenoaks

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