



Cobarn House, Groombridge Lane, Eridge Green, Tunbridge Wells, Kent  
TN3 9LA

**Price Range: £1.1m - £1.2m Freehold**

*When experience counts...*

est. 1828  
**bracketts**



**Cobbarn House  
Groombridge Lane  
Eridge Green  
Tunbridge Wells  
Kent TN3 9LA**

**Affording unrivalled rural views, this delightfully located property has been sympathetically extended to a luxurious finish to provide a family home with a flexibility of use.**

**Ground Floor:**

**Entrance Hall. Sitting Room. Dining Room.  
Study / TV Room. Kitchen / Family Room.  
Utility / Boot Room. Cloakroom.  
Garden Room / Annexe.**

**First Floor:**

**Generous L-Shaped Landing. 2 Bedrooms.  
Spacious Bathroom. Separate WC.**

**Second Floor:**

**2 Bedrooms. Shower Room.**

**Outside:**

**Driveway with Parking for Several Vehicles.  
Pretty Walled Courtyard Garden  
with Pizza Oven and Water Feature.  
Beautiful Gardens in Total Approx. 0.4 Acre.**

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## VIEWING

By appointment with Bracketts.

## LOCATION

Enjoying a delightful rural location within the High Weald Area of Outstanding Natural Beauty surrounded by foot and bridle paths into the neighbouring East Sussex countryside, the property enjoys fine, far reaching views to the south towards Crowborough and Ashdown Forest. The area is well served by sport and leisure facilities, plus state and independent schools for all age groups. Groombridge village, with its day to day amenities and St Thomas' primary school, is within 1.75 miles. Eridge station is just 0.5 mile distant and provides commuter services to London (Victoria/London Bridge) within 70 minutes. The towns of Crowborough and Tunbridge Wells, which provide comprehensive shopping and cultural amenities, are 3.5 and 4.0 miles respectively.

## TO BE SOLD

An outstanding opportunity to acquire an attached property of considerable character with Victorian origins and many retained period features which has been sympathetically extended within recent years, with materials that have blended with the original building, to provide extensive reception space that affords a flexibility of use and an 'annexe' suitable for use as a work from home facility or to house an au pair/dependent relative. There is fast fibre broadband (80 mbit/s, 340 max).

## ACCOMMODATION

Window adjacent to a panelled Front Door into

### Entrance Hallway

Double radiator. Staircase up. Thermostat control for heating. Understairs storage cupboard.

### Sitting Room

Twin aspect. Two radiators. Twin wall lights. Cast iron surround to a painted fireplace with tiled slips, inserts and an open flue.

### Dining Room

Cast iron fireplace and an adjacent spice cupboard. Radiator.

### Study / TV Room

Window to the side. Radiator. Book/display shelving. Wall cupboard.

### Kitchen / Family Room

This room enjoys light from the ceiling feature and double doors with matching side windows to the garden. Length of granite working surface with matching upstands and inset one-and-a-half bowl single drainer stainless steel sink with swan neck tap. Base units and double eye level wall cupboards. Further matching work surfaces extending to either side of a Mercury Range cooker with extractor canopy in cabinet. Underfloor heated tiled floor.

### Walk-in Larder

With assorted shelves, light and power. Continuation of the tiled floor from the kitchen/family space.

### Utility / Boot Room

Door with windows to either side **giving access to the side garden.** Continuation of the underfloor heated tiled floor. Thermostat control. Butler sink with timber work surfaces to either side and plumbing provision for both washing machine and dishwasher. Wall mounted Glow-worm gas fired boiler for the heating and hot water with adjacent timer/programmer. Shelving.

### Cloakroom

WC and wash basin with splashback. Low voltage spotlights.

### Garden Room / Annexe

This delightful room has a partially vaulted ceiling with exposed beams. Continuation of the underfloor heating to a ceramic tiled floor. Half glazed double doors to the pretty rear courtyard (which afford this room its own access).

Fitted **Kitchenette** in timber with an inset sink and a twin electric hob. Cupboards with a concealed fridge beneath and book/display shelving above.

### En Suite Shower Room / WC

Comprising a tiled shower cubicle with a Briston mixer, half height wall tiling to the balance of the room where there is a wash basin with strip light and shaver socket above a mirror, WC and a chrome towel rail. Extractor fan. Low voltage spotlights.

### General First Floor Landing

Picture window to the front with radiator beneath. Second radiator.

### Bedroom 1

Twin windows to the front with window beneath. Triple doors to fitted wardrobes which extend to one alcove. Pretty cast iron fireplace.

### Bedroom 2

Radiator beneath window to the rear and alcove storage.

### Separate WC

Low level suite and window.

### Spacious Bathroom

Comprising a bath with tiled splashback, wash basin with tiled splashback. Electric shaver socket. Double radiator. Twin windows to the side. Pretty cast iron fireplace (not functional). Double doors to a shelved airing cupboard housing a lagged hot water cylinder.



### Top Floor Landing

Window to the rear. Thermostat control for the heating. Hatch to the loft space.

### Bedroom 3

Radiator beneath windows to the front affording fine, far reaching views to the south. Eaves access.

### Bedroom 4

Radiator beneath window to the side. Two areas of eaves storage and a cast iron fireplace (not functional).

### Shower Room

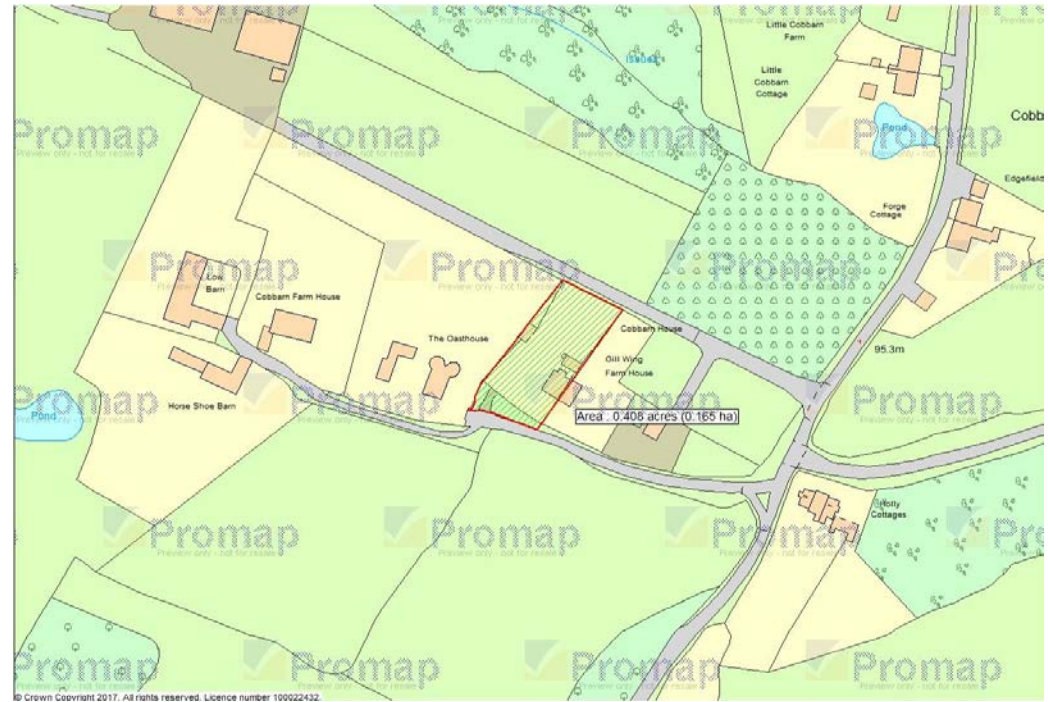
Comprising a recessed shower cubicle with an Aqualisa mixer, mosaic tiling behind a wash basin and bidet, WC. Towel rail/radiator. Window to the rear.

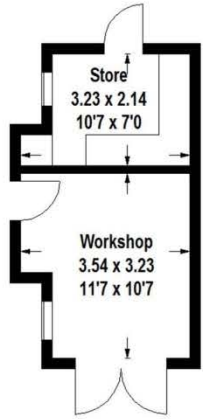
### OUTSIDE

The grounds in total extend to 0.4 of an acre. The driveway provides off road parking for numerous vehicles to the front and side. The garden is arranged primarily to lawn, bisected by pathways. There is an external tap, meters and power points. **Detached character outbuilding**, which is timber clad under a pitched roof, being insulated having both light and power and currently arranged as a workshop and a store. Towards the rear boundary there is an orchard area of some 20 assorted apple trees of contrasting varieties to 'crop' at different times. To the rear of the house there is a pretty enclosed brick courtyard, ideal for 'al fresco' dining and entertaining having outside power points, lights, electric wall heaters, a pizza oven and water feature,

### ROUTE TO VIEW

Leaving Tunbridge Wells in a southerly direction on the A26 towards Crowborough and having passed the left turn towards Rotherfield, take the next significant right turn into The Forstal. Follow this road around to the bend to the left and at the T-junction turn left towards Eridge Station and immediately right into a lane which leads to Cobbar House, which is the second property on the right hand side.





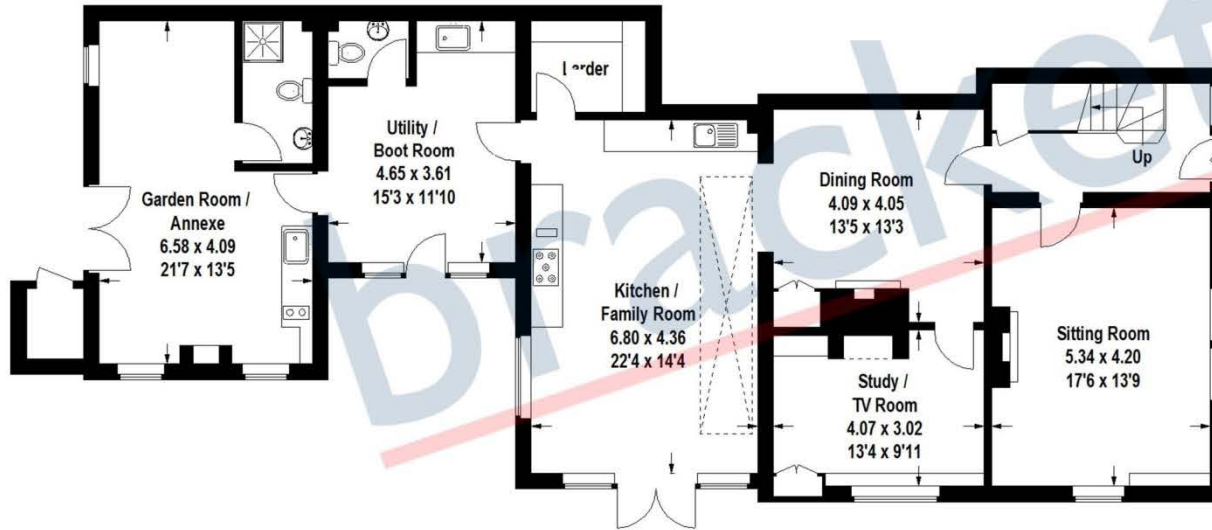
Outbuilding Approx Internal Area  
184 sq ft (17.1 sq m)



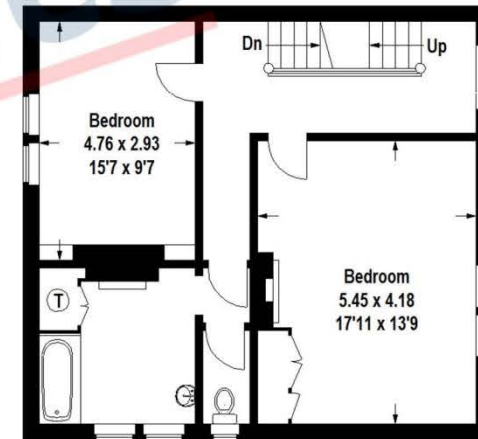
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Second Floor Approx Internal Floor Area  
401 sq ft (37.3 sq m)



Ground Floor Approx Internal Floor Area (Including External Cupboard) 1591 sq ft (147.9 sq m)



First Floor Approx Internal Floor Area 701 sq ft (65.1 sq m)

Ground Internal Floor Area Approx 2693 sq ft (250.3 sq m) (Excluding Outbuilding)

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