

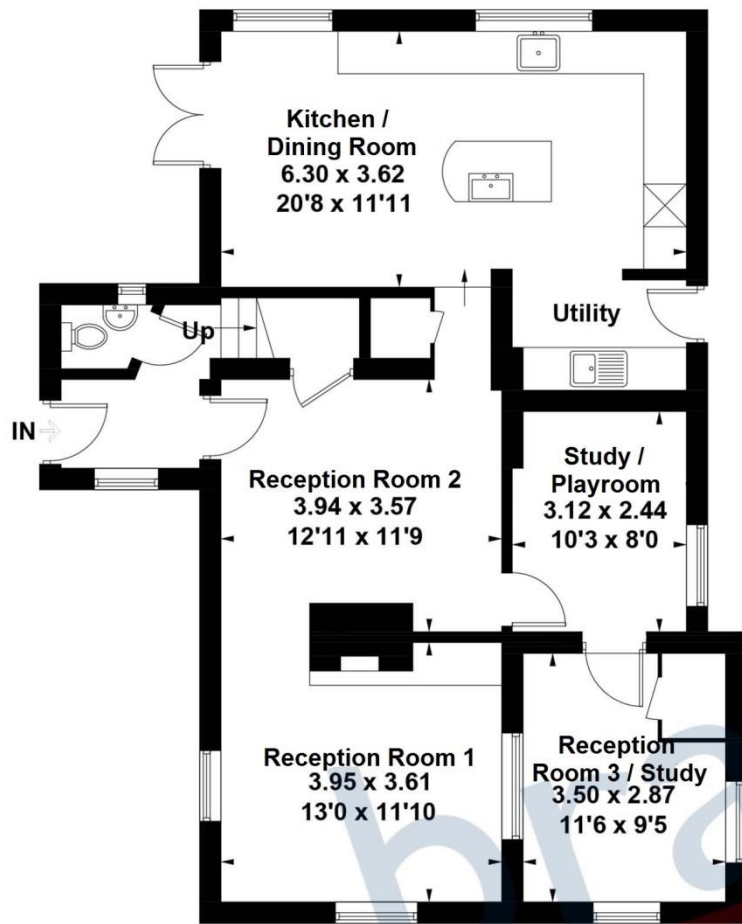


Florance Cottage, Withyham Road, Groombridge, Kent TN3 9QR

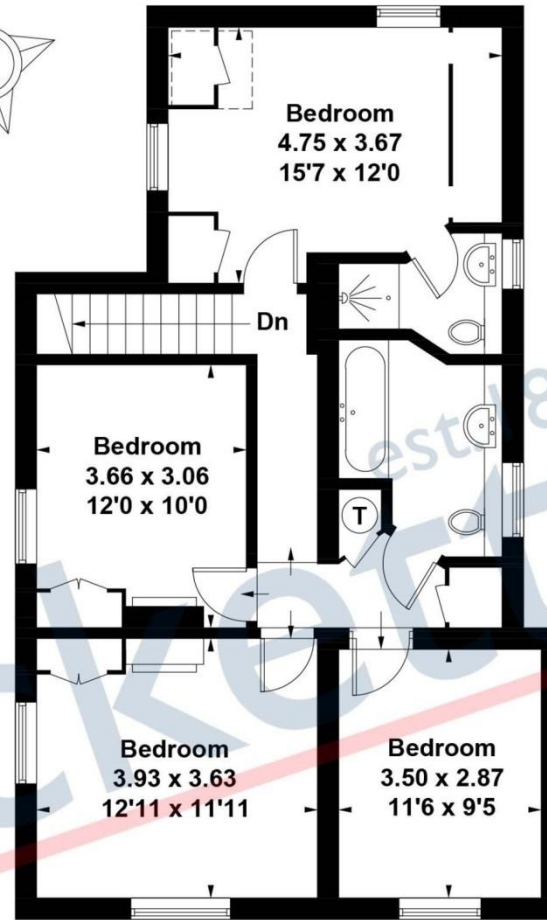
Guide Price £845,000 Freehold

When experience counts...

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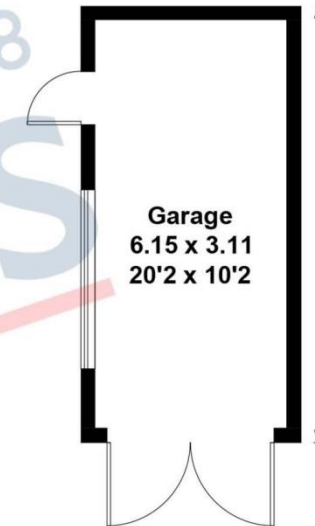
Ground Floor Approx Internal Floor Area
945 sq ft (87.8 sq m)



First Floor Approx Internal Floor Area
809 sq ft (75.2 sq m)

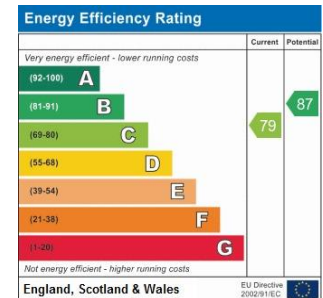
Approx Gross Internal Floor Area (Excluding Garage)
1754 sq ft (163 sq m)

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Garage Approx Internal Area
167 sq ft (15.5 sq m)



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VIEWING

By appointment with Bracketts.

LOCATION

This property enjoys a pleasant rural location with uninterrupted views down to the horizon over farmland being approximately ½ a mile from the village centre that affords day-to-day amenities which include a post office, baker, convenience store, two public houses, doctor's surgery, together with the popular St Thomas' primary school. There are foot and bridle paths nearby into the neighbouring countryside. To the south, the town of Crowborough is about 3 miles distant with Tunbridge Wells to the north approximately 6 miles, both of which provide comprehensive shopping and cultural amenities, together with a mix of state and independent schools for all age groups and mainline railway stations with fast services to London in about an hour. Gatwick is 18 miles and the area is also generally well served by sport and recreational facilities.

TO BE SOLD

This charming character cottage offers spacious and flexible accommodation with two reception rooms divided by an exposed brick chimney with an open fire. There is a study and playroom, plus a spacious and well appointed kitchen / dining room giving direct access to the rear garden from the glazed French doors. The utility room provides a further useful space with a door to the side and parking area. This spacious home offers four double bedrooms, the master having an en suite shower room and these rooms enjoying views across farmland to the horizon. The property has solar panels installed. We recommend an early viewing.

ACCOMMODATION

Ground Floor

Front door opening to:

Entrance Hall

Window to the front. Wood-effect flooring. Door to reception room and stairs to the First Floor. Door to:

Downstairs Cloakroom

Push button WC and small sink with mixer tap. Window to the rear.

Reception Room 2

Matching wood-effect flooring. Understairs storage cupboard plus further cupboard. Door to study. Opening to the side of the chimney breast to:

Reception Room 1

Dual aspect with windows to the front and side. High level borrowed light window from the study. Exposed brick chimney breast with raised hearth and open fire. Wood-effect flooring.

Reception Room 3 / Study

High level window to the side. Fitted with a comprehensive range of units, shelves and desk. Matching wood flooring. Doorway to:

Study / Playroom

Borrowed light from reception room 1. Dual aspect with windows to the front and a high level window to the side. Matching wood flooring. Built-in cupboard with shelving.

Kitchen / Dining Room

Kitchen Area Range of real wood units with granite worktops incorporating a china butler sink with brushed steel mixer tap. Twin sash windows overlooking the rear garden. AEG five ring gas hob with mosaic feature splashback with stainless steel extractor fan above. Two full sized integrated AEG electric ovens. Space for full height fridge/freezer. Central island with a small undermount sink with brushed steel mixer tap. Granite worktop with an overhang providing seating for two. Marble flooring with underfloor heating with own thermostat which extends to the **Dining Area** Space for large table and chairs, as well as a sofa. Dual aspect with glazed double doors opening to the patio and twin sash windows overlooking the rear garden.

Utility Room

Accessed via the kitchen with further storage and space and plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler for the central heating. Door opening to the side and parking area.

First Floor Landing

Doors to all rooms. Airing cupboard housing the hot water cylinder and shelving.

Master Bedroom

Dual aspect with windows to the rear overlooking the garden and a dormer window to the side with eaves storage either side. Arched recesses providing access to a walk-in wardrobe space and door to:

En Suite Shower Room

Shower with glazed shower door, vanity basin set onto a countertop with cupboards beneath adjoining a push button back to wall concealed flush WC with matching cupboard above. Chromed ladder-style heated towel rail. Travertine tiles. Window to the side.

Bedroom 2

A double bedroom with sash window to the side. Fireplace (not tested). Loft hatch. Built-in full height double door wardrobe.

Bedroom 3

Dual aspect with a sash window to the side and a further sash window to the front, both enjoying far reaching views across farmland to the horizon. Chimney breast with fireplace (not tested). Full height double door built-in wardrobe.

Bedroom 4

A double bedroom with sash-style window enjoying far reaching views across farmland to the horizon.

Family Bathroom

A spacious bathroom with a white suite comprising bath with mixer tap and separate shower above, vanity basin set onto a countertop with multiple cupboards beneath and matching push button back to wall WC with concealed flush. Mirrored wall units. Two chromed ladder-style heated towel rail. Frosted window to the side.

OUTSIDE

There is **Parking** to the side of the property which leads to the side door and timber **Garage**, whilst at the **Front**, screened from the road by a large hedge, is an English country garden with stepping stones to the front porch with flower and shrubbery borders and closeboarded fencing, screened but then leading to the **Rear Garden** with a good sized area of level lawn with landscaped patio outside the kitchen / dining room with a matching path which extends to a further patio with space for a large table and chairs. This leads onto the lawn which is flanked by mature shrubbery borders and closeboarded fencing.

ROUTE TO VIEW

From Tunbridge Wells proceed into London Road taking a right hand turn at the roundabout into Major York's Road. Continue up the hill taking a left at the roundabout and continuing through the village of Langton Green, down Groombridge Hill and at Groombridge Place take the right hand spur into Withyham Road. Continue along Withyham Road and shortly before the right hand bend and the turning to Crowborough, this property will be found along on the left hand side.

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