



Alexandre Boyes

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Gainsford House, Corseley Road, Groombridge, TN3 9SF



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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- Entrance Hall
- Cloakroom
- Kitchen/Breakfast room
- Utility Room
- Study
- Conservatory
- Playroom
- Drawing Room 29'7 x 19.1
- Bedroom 1 with Ensuite Bathroom 19'2 x 15'10
- Four further Bedrooms
- Shower Room
- Bathroom
- Garage
- Multiple Store rooms
- Large South Facing Garden
- Large Parking Area
- Walking distance of village
- No Chain

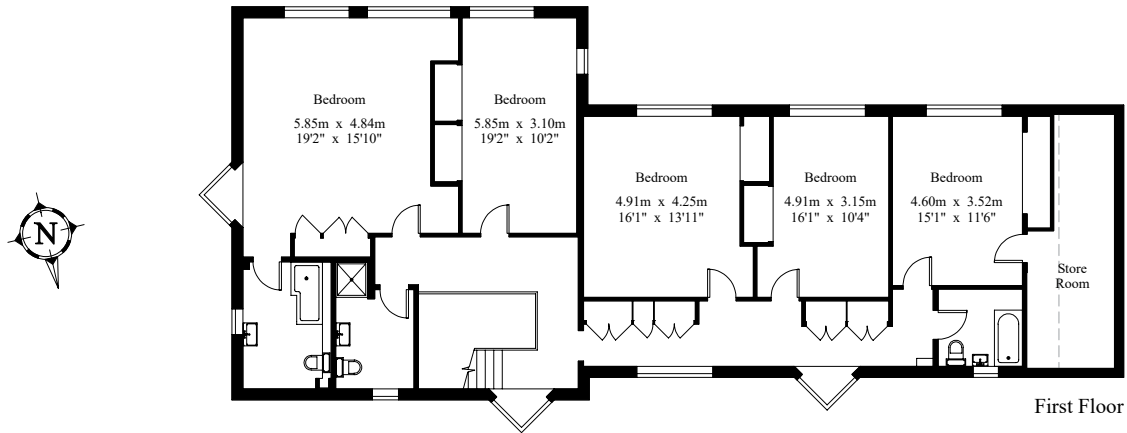


Gainsford House is a superb family home situated in this idyllic location within a short walk of the centre of one of the areas finest villages. The house has an outstanding view over its own grounds and beyond, sitting in a plot of circa 1.4 acres which is mostly laid to lawn with mature shrubs and flowering plants to the borders. We believe this property holds a great deal of potential and a viewing is highly recommended.

Groombridge still retains many of the amenities one would hope to find such as the Post Office, Baker, Convenience Store, Two Public Houses, Doctor's Surgery, Cricket Pitch and St Thomas's Primary School. Tunbridge Wells town offers excellent facilities including the Royal Victoria shopping centre and the famous Pantiles. The mainline railway station offers services to London in under one hour. There are a variety of schools including Primary, Secondary and Private Schools, most of which have achieved excellent reports from Ofsted.

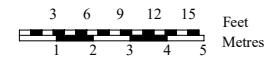
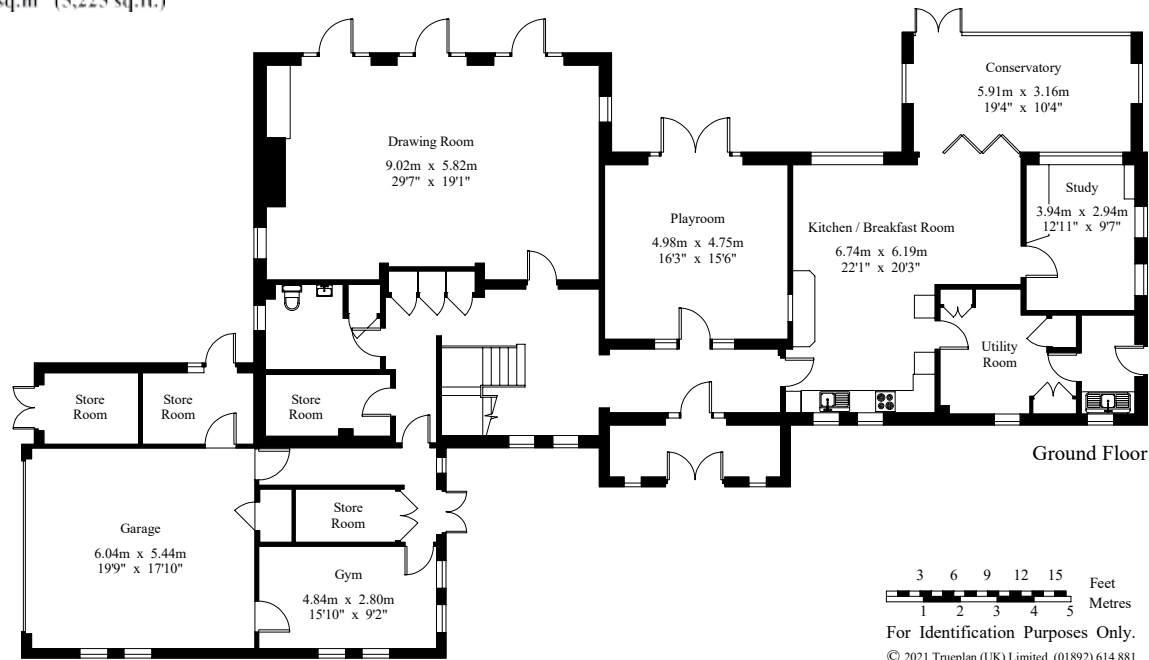
Viewing Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property





Gainsford House

Gross Internal Area : 485.5 sq.m (5,225 sq.ft.)
(Including Garage)



For Identification Purposes Only.
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IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

