

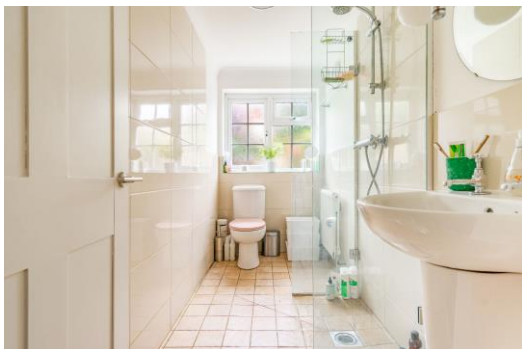


8 Corseley Road
Groombridge, Kent



A beautifully presented and charming cottage with a good-sized private garden set in the heart of the much sought after Groombridge Village within a short walk of the local amenities and the highly regarded St Thomas' primary school.

Guide price £425,000 Freehold



Situation: The property is situated in an enviable position in the heart of the much sought after and picturesque village of Groombridge with its general store, post office, bakery, village hall, cricket green, doctors' surgery, and public houses. The village also boasts the highly regarded St Thomas' primary school, as well as the historic Groombridge Place, and bridle and footpaths providing access to delightful country walks. In addition, Eridge station is under 3 miles distant providing fast services to London for the commuter.

The Spa town of Tunbridge Wells is approximately five miles away providing a comprehensive range of amenities including Royal Victoria Place shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, and there are a number of well-regarded schools in the area, including grammar schools for both girls and boys.

Description: A charming and well-presented character cottage offering well-proportioned accommodation throughout. Arranged of two floors the accommodation includes, on the ground floor; a well-proportioned living room with attractive wood flooring, double-glazed sash window to the front, and delightful period wrought iron fireplace as the rooms focal point; a dual aspect and spacious open plan kitchen/breakfast room with slate flooring, understairs recess providing an additional sense of space, and with the kitchen area having a wide range of shaker style wall and base units, complementary wood work surfaces, attractive tile splashbacks, butler style sink with mixer tap over, 5 ring range with extractor over, integrated dishwasher, and plumbing for a washing machine; and a good-size bathroom featuring a walk-in shower wash basin, low level w/c, and attractive wall and floor tiling.

On the first floor is a landing and two good-sized double bedrooms, both with double-glazed sash windows, and with the principal bedroom benefiting from a delightful period fireplace and over stairs cupboard with fitted hanging rails.

To the front of the property is a garden with mature plants and shrubs and boarded by a pretty picket fence and gate, and to the rear is a good-sized garden mainly laid to lawn which is boarded by mature plant and shrubs, patio ideal for outdoor entertaining, and a shed.

Services: Mains water and electricity. Gas fired central heating

Local Authority: Tunbridge Wells Borough Council (01892) 526121

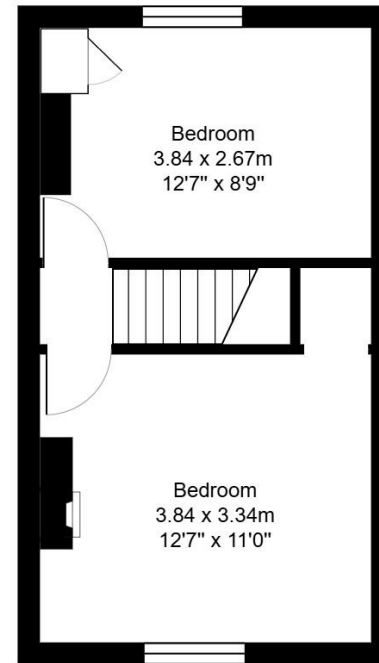
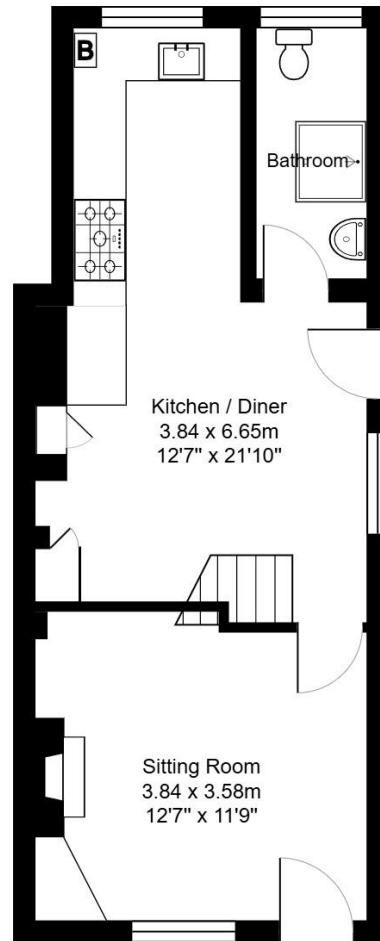
Council Tax Band: c

Current EPC Rating: D

Address: TN3 9RH

01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 38.4 m² ... 413 ft²

First Floor
Area: 27.4 m² ... 295 ft²

Total Area: 65.8 m² ... 708 ft²

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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