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## Stone Cottages, Groombridge, Tunbridge Wells

Offers In Region Of £450,000

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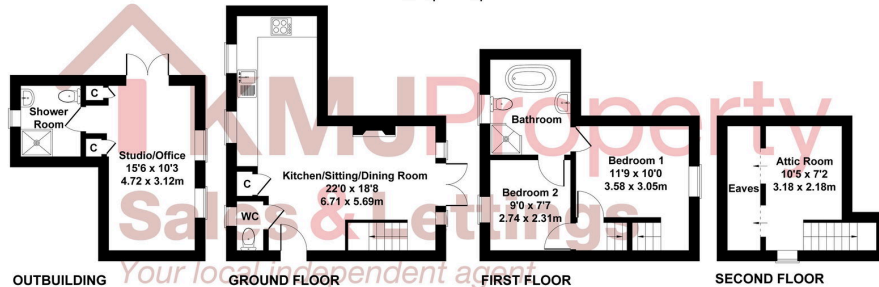
Approaching this beautiful semi-detached cottage, you are welcomed by its picturesque charm with access from two aspects. The front of the property is reached via a flight of steps from the road frontage, or alternatively via a pathway from the track at the top of the property. The front garden is beautifully maintained, with a raised patio area and well-established hedging that enhances the cottage feel. As you step inside, to your left is a convenient cloakroom/WC, while ahead you are greeted by the warmth and character of this charming cottage. The heart of the home is the open-plan kitchen, dining, and living area, where an exposed beam adds character and charm. The kitchen is fitted with a solid wood work surface and Belfast-style sink with mixer taps, alongside a range of drawers and cupboards. A four-burner SMEG gas hob with electric oven beneath, extractor fan with light and variable speed, and wall-mounted shelving provide a modern yet rustic functionality. Wood strip flooring continues throughout, complementing the exposed beam and creating a warm, inviting space. The living and dining area features a stone fireplace with wood-burning stove, combining comfort and character in a versatile open-plan layout. Double-glazed casement doors lead directly onto the rear garden and patio area, creating a seamless flow between indoor and outdoor living. Upstairs, the property boasts a unique layout. The principal bedroom is a spacious double, flooded with natural light and offering far-reaching views, plenty of space for furniture, and a bright, airy atmosphere. This room also provides direct access to a versatile attic room, complete with Velux windows, making it ideal as a home office, dressing area, or additional living space. The second bedroom, slightly smaller yet still a comfortable double, is accessed via the stairs and is perfect as a child's bedroom. Both bedrooms are connected via a Jack and Jill bathroom, which blends modern and rustic charm with a large walk-in shower, freestanding bath, low-level WC, underfloor heating, and a chrome heated towel rail. Externally, the property features a detached studio/office with wood strip flooring and exposed beams, built-in cupboards, and a work surface area, along with a modern shower room, offering versatility as a home office, studio, or additional living space. The rear garden is a delightful extension of the home, with a patio area perfect for outdoor dining or relaxing, steps leading down to a level lawn, seating areas, and a brick-built log store. Mature hedging and landscaping provide privacy and enhance the cottage charm. Located close to the renowned Harrison's Rocks in Groombridge, this property enjoys a picturesque setting surrounded by woodland walks and natural beauty, perfect for those who love the outdoors. The area is popular with climbers, walkers, and families seeking a peaceful yet well-connected village lifestyle





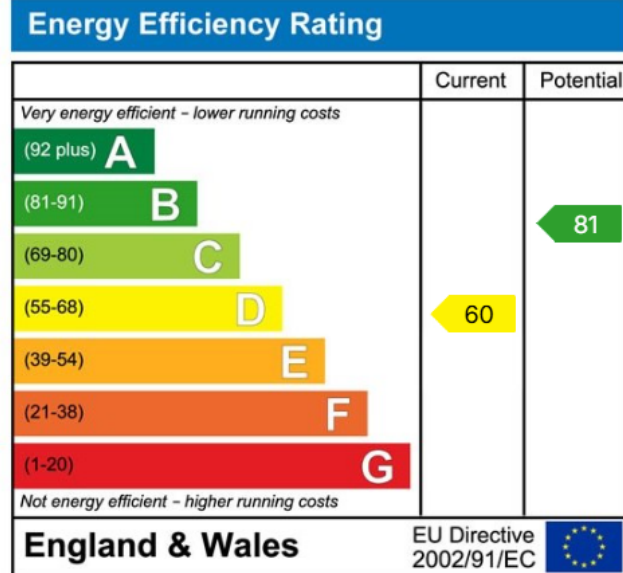
# 1, Stone Cottages, Groombridge, Tunbridge Wells, TN3 9PE

Approximate Gross Internal Area  
829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

- 2 Bedroom Cottage
- Log Burner Set in Stone Fireplace
- Jack and Jill Bathroom With Bath and Walk-In Shower
- French Doors Leading to Garden Patio
- EPC: D
- Open-Plan Kitchen/Dining/Living Space
- Versatile Attic Room With Velux Windows
- Detached Studio With Shower Room
- Semi-Rural Location Close to Groombridge and Eridge Station
- Council Tax band: D



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