

Cherry Gardens Hill, Groombridge, East Sussex



Highfield House, Cherry Gardens Hill, Groombridge

A stunning, detached family home, designed to an exceptionally high standard, offering flexible and beautifully presented accommodation set over three floors.

The property boasts 5200 sq. ft of substantial accommodation offering a blend of style and comfortable living with five bedrooms, three bay garage and a wonderful south facing garden with large patio set in the sought-after village of Groombridge. In all about 1.17 acres

Eridge Station 2.7 miles (London Bridge from 68 minutes).
Tunbridge Wells Station 5.9 miles (London Bridge from 44 minutes).
Gatwick airport 21.8 miles. London 48 miles.

(All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council - Tel: 01323 443322

Council tax band: F

Services: Mains water and electricity. LPG. Private drainage.









The Property, Garden and Grounds

Highfield House is a fabulous modern detached family home located in an idyllic country setting in the picturesque village of Groombridge.

The front door opens into a magnificent entrance hall with central staircase, walnut flooring and ground floor cloakroom. The property also benefits from underfloor heating throughout and is exceptionally secure offering both alarm and CCTV system offering peace of mind in the countryside.

The double aspect drawing room has windows to the front overlooking the wonderful grounds. There is also a useful utility room with integrated Bosch appliances and shower room; which also provides a secondary access point to the side of the property. To the rear, the impressive kitchen/family/dining area has been cleverly divided with fabulous Crittall style glass room dividers which makes great use of this grand space. The contemporary bespoke kitchen offers a large island unit and breakfast bar with seating, fully integrated Bosch appliances and Quooker tap; fantastic bi-fold doors open up to the terrace and garden, creating the perfect entertaining space. The family area offers bi-fold doors and contemporary log burner.

Steps lead up to an impressive landing with Juliet balcony on the first floor, with four generously proportioned bedrooms all with ensembles and fully integrated wardrobe/storage space. The large principal suite is truly outstanding in its position offering black-framed bi-fold doors that provide magnificent views overlooking the garden; with stylish ensuite bathroom with rain fall shower, freestanding bath and dual vanity. On the second floor is a light and airy family room with bathroom offering a walk in-shower room and freestanding bath.

The house is approached via a private driveway leading to a parking area in front of the house and detached triple bay garage with electric doors. To the rear of the house there is a substantial paved terrace which provides the perfect backdrop for al fresco dining and entertaining. The garden is mainly laid to lawn and is encompassed by a multitude of mature trees and hedges. In all the property extends to about 1.17 acres

Situation

Groombridge is a picturesque village situated just four miles to the south west of Tunbridge Wells. It retains many valuable village amenities, such as a post office, baker, convenience store and two public houses and the famous Groombridge Place. The property provides an excellent base for many schools for all age groups; local preparatory schools include Holmewood School, Brambletye and New Beacon. There is also the Tunbridge Wells Grammar School Girls and Judd. Tunbridge Wells provides a wide-ranging and appealing choice of shopping facilities with many major national stores in Royal Victoria Place and numerous boutiques, jewellers and art galleries in the historic High Street and famous Pantiles.

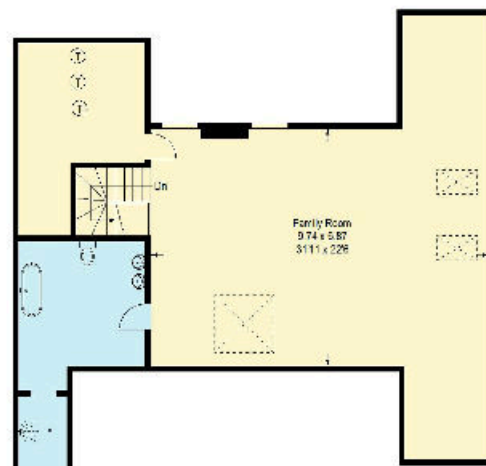
Directions (TN3 9NY)

From Major York's Road turn left at the mini roundabout on to the A264 towards Langton Green, East Grinstead and Groombridge. Follow this road through to Langton Green where it becomes the B2110 and down the hill into Groombridge village. At the mini roundabout bear right onto Withyham Road and turn left on on to the B2188. After a short while turn left and proceed along the drive up to Highfield House.

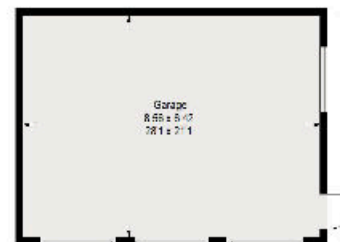


Approximate Gross Internal Floor Area - House
475.4 sq m / 5117 sq ft
Approximate Gross Internal Floor Area - Garage
54.7 sq m / 589 sq ft
Total - 530.1 sq m / 5706 sq ft

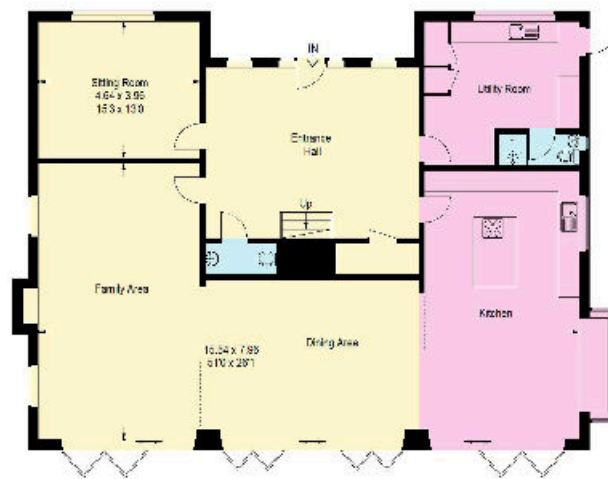
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



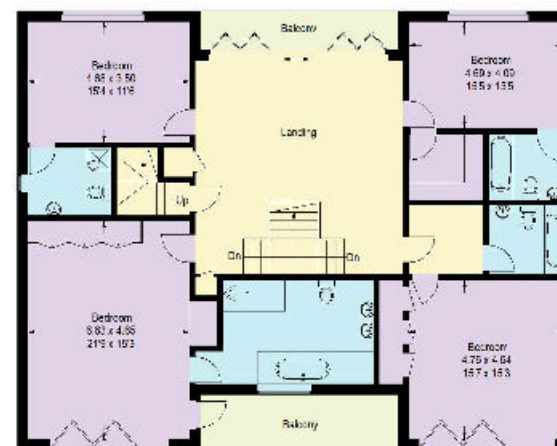
Second Floor



(Not Drawn In Actual Location / Orientation)



Ground Floor



First Floor

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Tunbridge Wells
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Tunbridge Wells
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I would be delighted to tell you more
Simon Biddulph
01892 515035
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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