



Orchard Rise, Groombridge, Tunbridge Wells



Offered to the open market for the first time in over 50 years, with tremendous scope and potential, a detached 4-bed home with picturesque gardens, set in the heart of the village of Groombridge.

Situation

Groombridge is a picturesque village situated just four miles to the southwest of Tunbridge Wells. It retains many valuable village amenities, such as a post office, baker, convenience store, two public houses, the Spa Valley Steam Railway, Harrison Rocks climbing centre, and The Forest Way cycle path (National Cycle Route 21). The property is close by to the historic Ashdown Forest, which offers extensive walking and riding with its many scenic routes and is home to the famous Winnie the Pooh's, 'Pooh Sticks Bridge'. Further shopping facilities are available at Langton Green.

The larger towns of Tunbridge Wells and Tonbridge provide 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. Leisure activities include visits to Tonbridge Castle, a multitude of parks, including Dunorlan Park, with its popular boating lake, two theatres and two golf courses.

The property provides an excellent base for many schools for all age groups, including the highly regarded St Thomas' primary school as well as Holmewood School, Brambletye, and New Beacon. The larger towns of Tunbridge Wells and Tonbridge offer a variety offer of excellent educational facilities within the state and private sectors, including The Girls Grammar School, Rosehill, The Skinners School, and Judd.

The area has excellent road and rail links from the A21, which provides access to the M25, linking with the motorway network to London, Heathrow, and Stansted International Airports, Channel Tunnel terminus, and ports; links to the South Coast are easily accessible from the property. Gatwick Airport can be easily reached via the A264 through East Grinstead.



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Distances

Eridge Station 2.7 miles (London Bridge from 68 minutes), Tunbridge Wells Station 4.8 miles (London Bridge from 44 minutes), Gatwick 24.2 miles, London 47.4 miles (All times and distances are approximate).

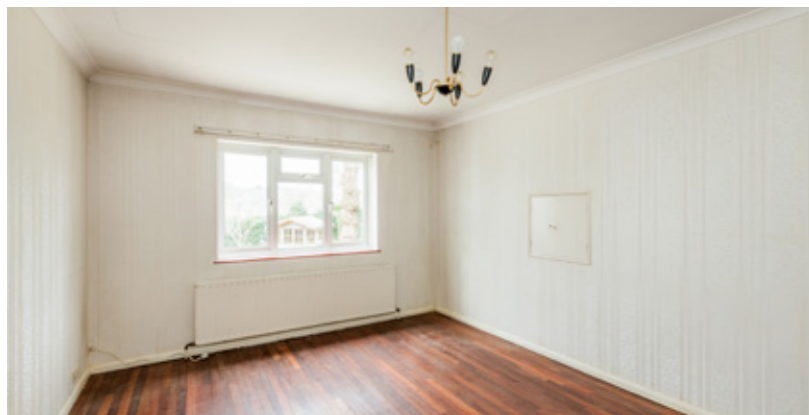
The Property

The property is approached via a large private driveway with a garage and parking for multiple cars: mature hedging and greenery border the sides of the property, with a magnificent conifer to the front.

The front door opens up into a spacious hallway with a convenient cloakroom located on the right-hand side. There are two generously-sized reception rooms; the sitting room overlooks the front of the property with a feature fireplace with a gas fire. The conservatory is accessed via French doors from the rear of the sitting room which provides access to the picturesque garden. The dining room is situated at the rear of the property and offers views out to the garden. The dual aspect kitchen / breakfast room is accessed from the hallway and provides a range of fitted wall and base units with plenty of space for integrated appliances.

On the first floor, there are four generous-sized bedrooms (three with intergrated storage space) with a well-appointed family bathroom.

To the rear of the property, accessed via both the conservatory and kitchen, is a beautiful secluded garden with a large decking area, ideal for entertaining and al fresco dining. Steps lead down to a large lawn area enclosed with mature hedging, an abundance of flowers and trees, with a cedar wood summer house situated at the bottom.





Directions (TN3 9RX)

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 left on to Station Road and then turn right on to Corseley Road. Proceed on this road for 0.2 miles and then turn right into Orchard Rise, where the property is located after a short distance on the right-hand side.

Property information

Services Mains water, electricity, and drainage. Gas-fired central heating.

Local Authority Wealden District Council - Tel: 01323 443322

Council Tax Band F

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



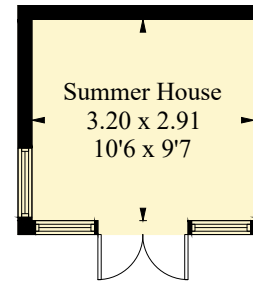
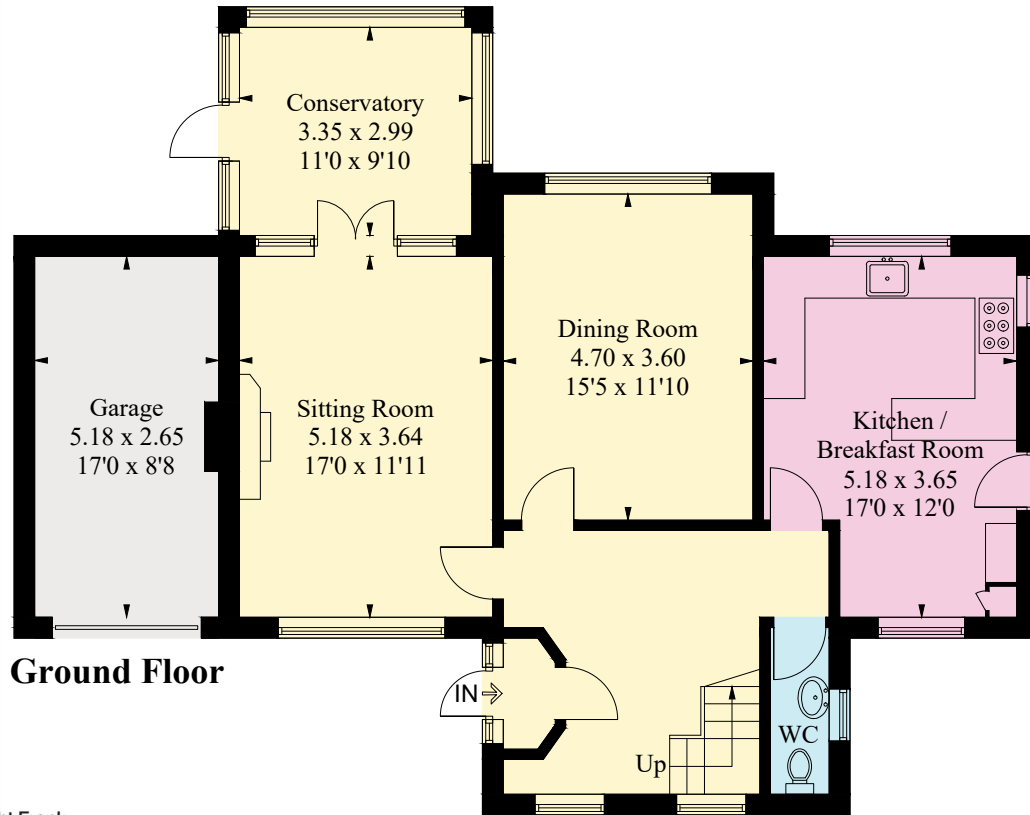
Approximate Gross Internal Floor Area

Main House (Excluding Void) = 154.6 sq m / 1,664 sq ft

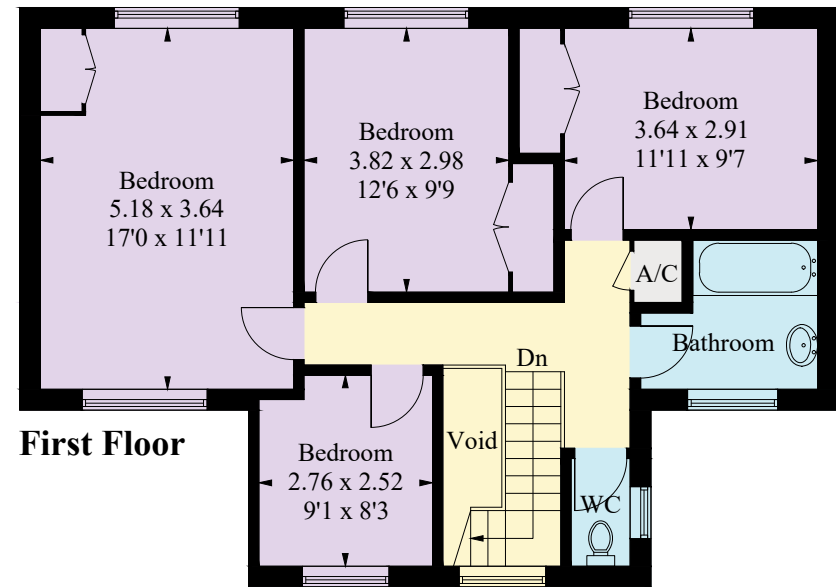
Garage and Summer House = 23.1 sq m / 249 sq ft

Total Area = 177.7 sq m / 1,913 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.



(Not Shown In Actual Location / Orientation)



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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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