

8 Oaklands Road, Groombridge, East Sussex





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An attractive detached family house offering flexible and beautifully presented accommodation as well as lovely gardens. The property is located within an Area of Outstanding Natural Beauty in the sought-after village of Groombridge, close to local amenities and stations.

Eridge station 2.5 miles (London Bridge from 63 minutes).
Tunbridge Wells 5 miles (London Bridge from 44 minutes).
Crowborough station 6.5 miles (London Bridge from 69 minutes). Gatwick airport 21 miles. London 42 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: G

Services: Mains water and electricity. Gas-fired heating. Mains drainage.







The Property

This attractive detached family house offers flexible and well-proportioned accommodation which is beautifully presented throughout. The spacious reception hallway gives access to the reception rooms and fabulous kitchen/breakfast/family room which is a real feature of the house and includes a range of modern base and wall units, integrated appliances, central island with hob and extractor hood over, and breakfast bar. Open plan to the kitchen there is a breakfast/family/sitting area with twin roof lanterns, space for a table and two sets of doors opening out to the rear terrace and garden making a fantastic entertaining space.

Off the kitchen there is a snug/dining room which benefits from original hardwood flooring which has been beautifully restored by the current owners. There is also a double aspect sitting room (also benefitting from restored original hardwood flooring), a window to the front and double doors opening onto the rear terrace. A further double aspect room, currently used as a home office, completes the ground floor accommodation.

On the first floor, the landing gives access to the four good sized bedrooms as well as the family bathroom and a separate shower room. The principal bedroom is double aspect and has a generous en suite bathroom and access to eaves storage.

Gardens and Grounds

The house is approached over a private driveway which provides parking and leads to the single garage. The front garden is laid to lawn with hedge and shrub borders. The attractive lawned rear garden includes a large paved terrace, ideal for alfresco dining, and a variety of mature trees and shrubs.





This beautifully presented family house is located in a sought-after village on the Kent/East Sussex border.

Situation

The property is located within an Area of Outstanding Natural Beauty in the popular village of Groombridge, just over four miles to the south west of Tunbridge Wells. Groombridge village offers a good range of amenities for everyday needs including a highly regarded primary school, general store/post office, two public houses, tennis club, Spa Valley Steam Railway, Harrison Rocks climbing centre and The Forest Way cycle path (National Cycle Route 21). The property is also close to Ashdown Forest which provides extensive walking and riding.

Nearby Tunbridge Wells offers comprehensive shopping facilities with Royal Victoria Place, the High Street and historic Pantiles, as well as recreational amenities including a cinema complex, theatres, sports centre and golf course. For commuters, there is a regular rail service to London from Tunbridge Wells as well as from Eridge station (just 2.5 miles away).

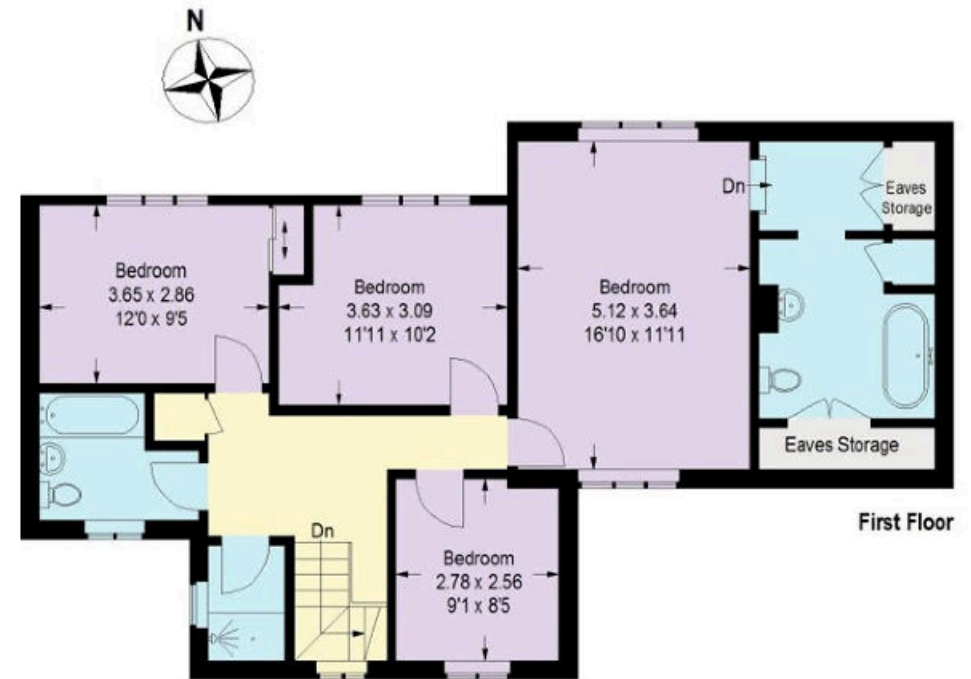
There is an excellent choice of schooling in the area with grammar and independent schools, preparatory and primary schools including the highly regarded village primary school and nearby Holmewood House Preparatory School in Langton Green.

Directions (TN3 9SB)

From Tunbridge Wells, head west on the A264 towards Langton Green. Continue on this road, which will become the B2110, into the village of Groombridge. At the mini-roundabout (just after Groombridge Place on the left), turn left onto Station Road. Take the first turning on the right into Corseley Road. After 0.2 of a mile, turn right into Orchard Rise then take the first left into Oaklands Road. The property will be found after a short distance on the left-hand side.



Approximate Gross Internal Floor Area
(Excluding garage/eaves storage)
194.6 sq m / 2095 sq ft



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I would be delighted to tell you more

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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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