



**Connells**

Rock Meadow Broadwater Forest Lane  
Groombridge Tunbridge Wells



### Property Description

Located within a rural setting between Tunbridge Wells and the village of Groombridge, this home is tucked nicely out of the way.

The accommodation to the ground floor features, Entrance porch into Entrance hall, Dining room, Kitchen, Second Reception Room, Lounge, Study, Bedroom and bathroom.

Upstairs, Two bedrooms and a large main bedroom.

The house is set back from the road behind an electric sliding gate. There is plenty of space for parking in the huge 1.265 garden, which once featured a fish pond, a vegetable garden with large greenhouse, as well as fruit bearing apple, pear and plum trees. The house is adjacent to a vineyard and bordered by farms and woodland.



Broadwater Forest Lane is located South of Tunbridge Wells on the Kent/Sussex boundary line. The village of Groombridge is 0.8 miles distance and offers a convenience store, well regarded primary school, Doctors surgery and public houses. Tunbridge Wells is 3.9 miles away offering further shopping and leisure facilities as well as an abundance of highly regarding schooling options for both primary and secondary levels. Tunbridge Wells railway stations offers a regular service into London terminals.

**Entrance Hall**

**Dining Room**

11' 10" x 9' 1" ( 3.61m x 2.77m )

**Kitchen**

12' 3" x 7' 11" ( 3.73m x 2.41m )

**Living Room 2**

15' 8" x 11' 11" ( 4.78m x 3.63m )

**Study**

14' 9" x 9' 5" ( 4.50m x 2.87m )

**Living Room 1**

18' 9" x 14' 9" ( 5.71m x 4.50m )

**Utility Room**

11' 4" x 8' 1" ( 3.45m x 2.46m )

**Reception Room / Bedroom 3**

11' 11" x 11' 10" ( 3.63m x 3.61m )

**Shower Room**

**Bedroom Two and Storage room**

13' 9" x 12' 4" ( 4.19m x 3.76m )

**Bedroom One**

22' 6" x 17' 11" ( 6.86m x 5.46m )

**Bedroom Four**

10' 4" x 9' 9" ( 3.15m x 2.97m )

**Bathroom**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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