



I Buttercup Cottages, Withyham Road, Groombridge, Tunbridge Wells
TN3 9QL

Guide Price £395,000 Freehold

When experience counts...

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Offered for sale free of any forward chain and enjoying a prime central location within the village, a late Victorian end-of-terraced house, with a generous garden that backs directly onto farmland. The property has been recently overhauled by the sellers with a number of significant enhancements which include a newly fitted kitchen with integrated appliances (oven, hob, washing machine, dishwasher and fridge/freezer). There is a freshly installed bathroom/WC upstairs and new sanitary ware to the cloakroom/WC on the ground floor. The house has been redecorated throughout with replacement carpets and floor coverings.

Located within a few hundred yards of the village's shops which afford day-to-day amenities, the house is also close to bus services (291) and the Drs' surgery. Foot and bridle paths, which access the neighbouring countryside, are readily accessible making this a desirable house for those enjoying rural pursuits.

- A Late Victorian End-of-Terraced House
- Prime Village Location
- Recently Refurbished
- Redecorated Throughout
- Newly Fitted Kitchen
- 2 Bedrooms
- Freshly Installed Bathroom / WC
- Generous Sized Garden
- Backing onto Farmland
- Council Tax Band: C





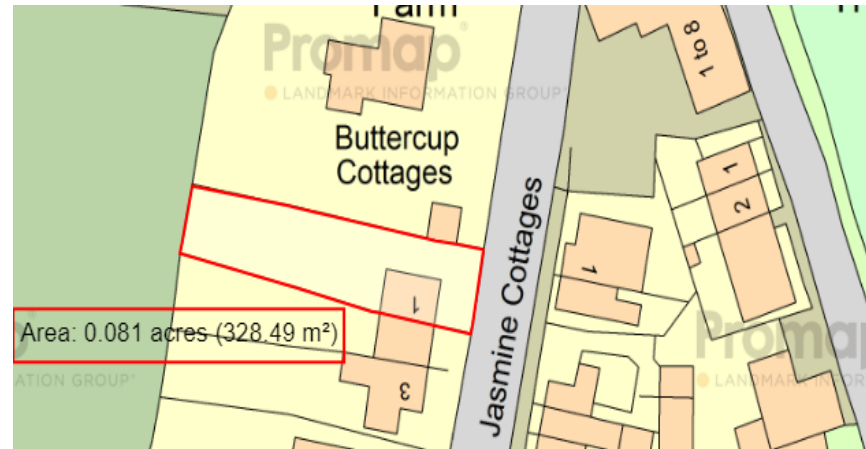
LOCATION:

The picturesque and popular village of Groombridge, home to approximately 1,600 residents, straddles the Kent and East Sussex border and abounds with foot and bridle paths into neighbouring countryside. Groombridge Place Estate dates from the 13th Century with the current moated Manor House dating from the 1660s.

As a village it provides day-to-day amenities with a well stocked general store, independent bakery and post office. There is also the highly regarded St Thomas' primary school, Ofsted rating 2 (Good) and a large regularly used Village Institute which houses a daily pre-school. There is also a doctors' surgery, 3 places of worship and 2 public houses.

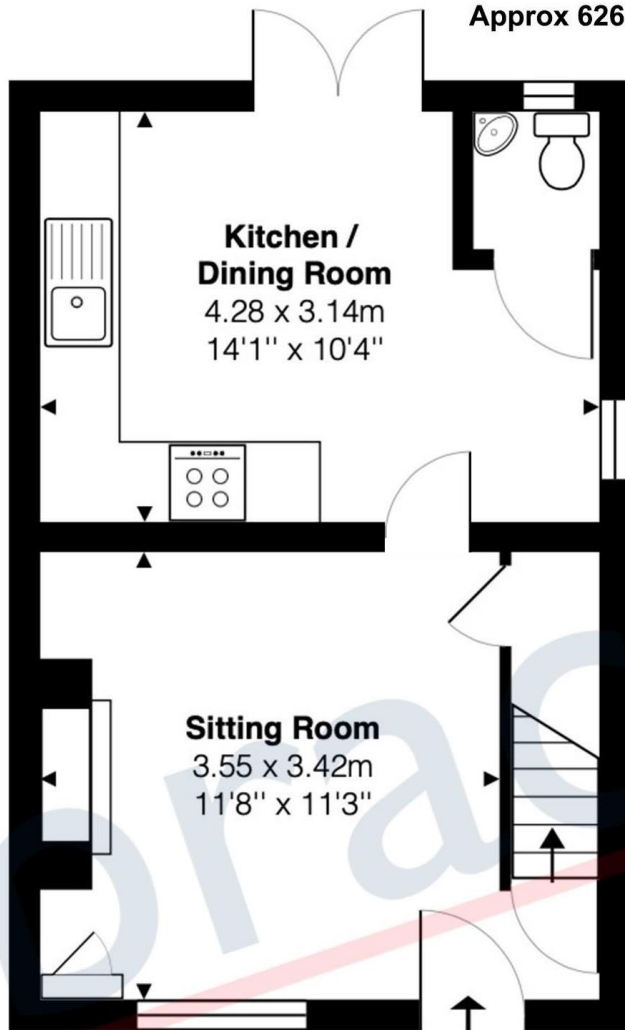
The towns of Tunbridge Wells and Crowborough are both equi-distant (about 5 miles) and offer more comprehensive shopping and cultural amenities, alongside secondary education.

Eridge station is about 2 miles away accessing London Victoria and London Bridge stations in about 1 hour. Gatwick Airport is approximately 22 miles away.

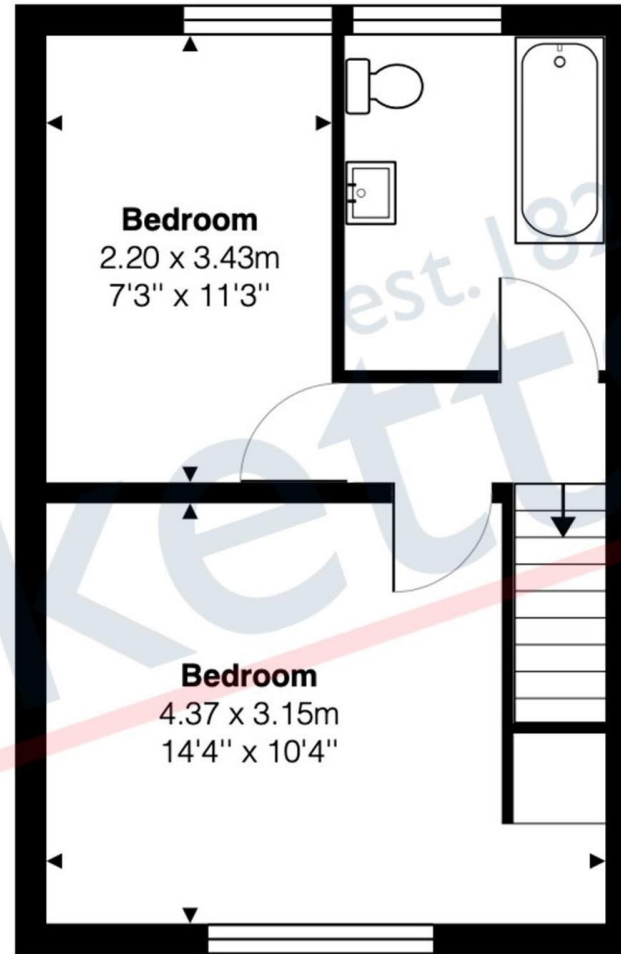


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Gross Internal Area
Approx 626 sq ft (58.2 sq m)



Ground Floor
Approx 313 sq ft (29.1 sq m)



First Floor
Approx 313 sq ft (29.1 sq m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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