



Gromenfield, Groombridge, Tunbridge Wells, Kent TN3 9RS

Guide Price £579,950 Freehold

When experience counts...

est. 1828  
**bracketts**

This neatly appointed property enjoys an excellent central location within the village being set at the head of a residential cul-de-sac within striking distance of Groombridge's amenities and just a few hundred yards from the shops in Station Road, St Thomas' primary school and assorted foot and bridle paths into the neighbouring countryside. The house itself, being semi-detached, brick built under a tiled roof has gas central heating and double glazing. The ground floor accommodation has a hallway with staircase up, cloakroom/WC, through reception room, dining room and kitchen. Upstairs, there are three bedrooms and a shower room/WC. The house has potential for extension or amendment (subject to the necessary Local Authority Consents) and sits in a large level garden with a number of timber sheds.

Viewing is recommended.

- A Semi-Detached House
- 2 Reception Rooms
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- 1105 sq. ft. (102.69 sq. m.)
- Large Level Rear Garden with Timber Sheds
- Central Location with Popular Village
- Close to Amenities
- Council Tax Band: D





**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.

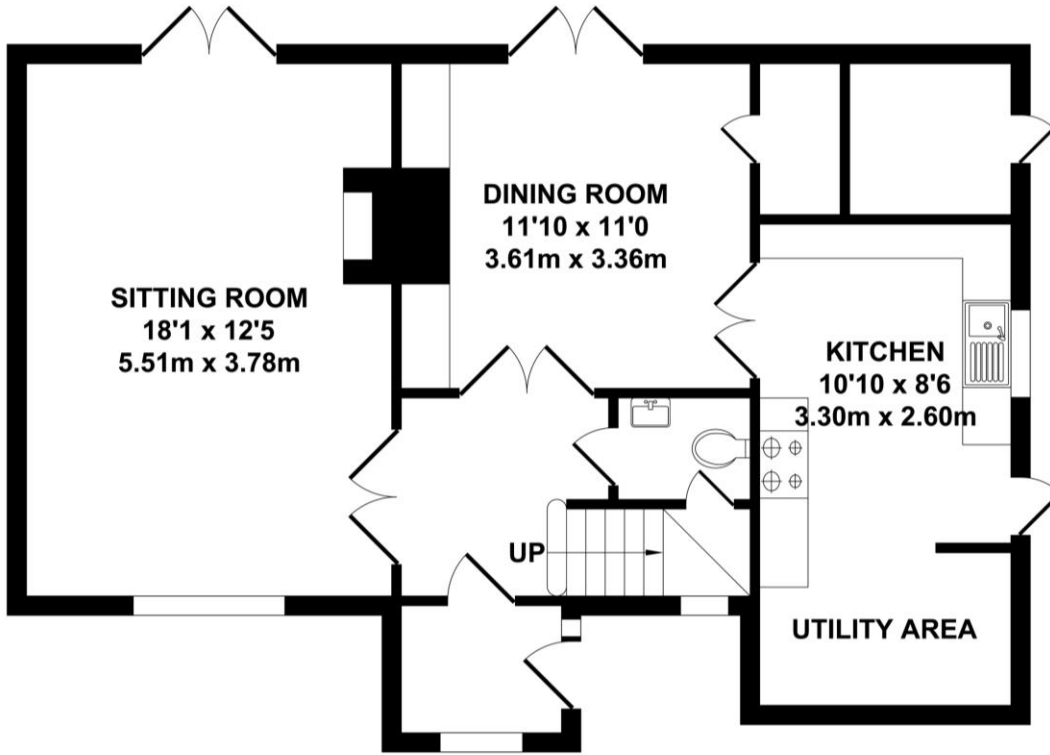
As a village it provides day-to-day amenities with a well stocked general store, independent bakery and post office. There is also the highly regarded St Thomas' primary school, Ofsted rating 1 (Outstanding) and a large regularly used Village Institute which houses a daily pre-school. There is also a 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.

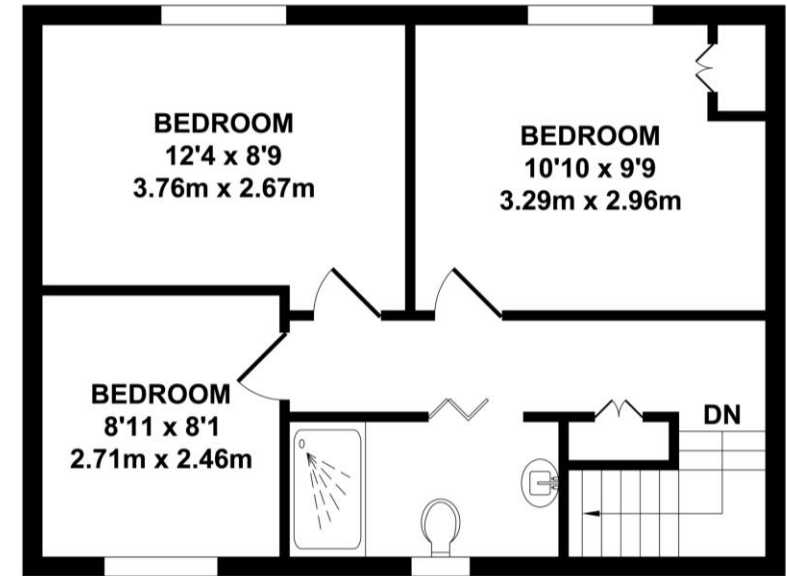
Eridge station is about 2 miles away accessing London Victoria and London Bridge stations in about 1 hour. Gatwick Airport is approximately 22 miles away.



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GROUND FLOOR  
APPROX. FLOOR AREA  
661 SQ.FT.  
(61.43 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
444 SQ.FT.  
(41.26 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.69 SQ.M.)

