



Rear View

Station Road, Groombridge, Tunbridge Wells, Kent TN3 9QX

Guide Price £495,000 Freehold

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer this two bedroom semi-detached cottage that enjoys a very centrally located position set back from the road in the popular village of Groombridge. This home is just a stone's throw from the local amenities including the village shops, recreation ground and village hall. There is a driveway with a 5-bar gate taking you to the rear of the garden with allocated secure parking. The neighbour benefits from a right of way and adjacent parking. Since this owner's occupation, the property has been improved with a conservatory, with underfloor heating, providing a large dining space, plus a further reception area overlooking the level rear garden with side access. The entrance hall has a window to the side and lends a spacious feel on entering the house with its semi open plan to the kitchen, which in turn is open plan to the reception space. The L-shaped reception area has wood flooring. The sale includes all kitchen appliances. Also on the ground floor is a downstairs cloakroom, which was refitted by the current owner, alongside the first floor shower room which boasts underfloor heating. The first floor has two bedrooms with bedroom 1 having built-in wardrobes. We urge a viewing to appreciate this charming home.

- Semi-Detached
- Central Village Location
- Stone's Throw from Local Shops
- Off Street Parking
- Driveway / Side Access
- Downstairs Cloakroom
- L-Shaped Reception with Wood Floors
- Conservatory
- 2 Bedrooms
- South-Facing Garden





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.

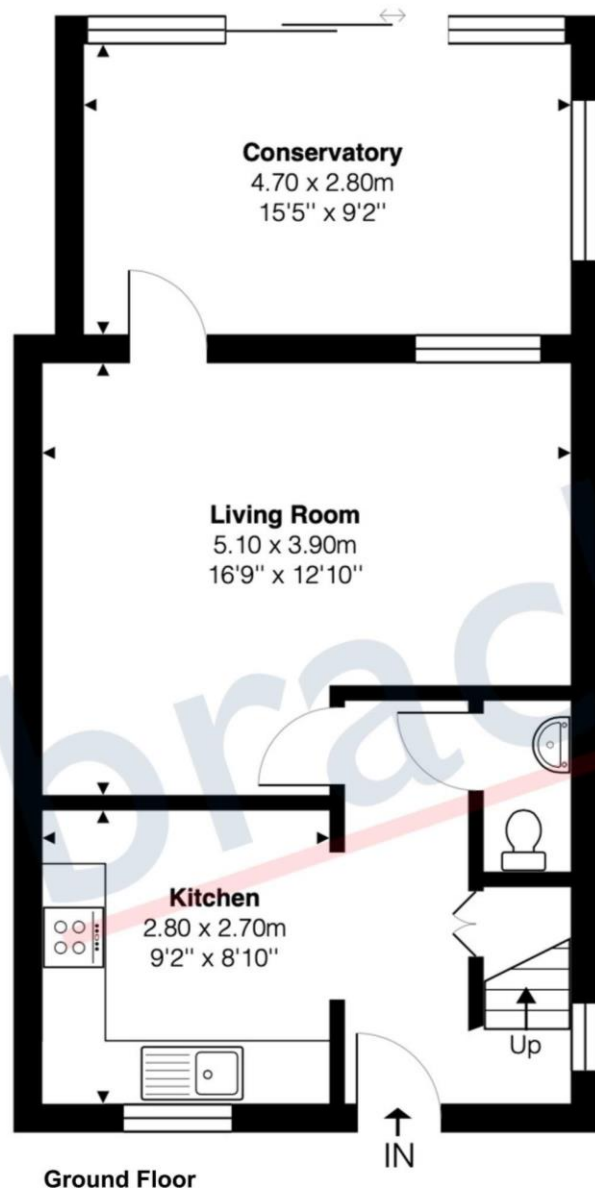
The towns of Tunbridge Wells and Crowborough are both equi-distant (about 5 miles) and offer more comprehensive shopping and cultural amenities, alongside secondary education. Eridge station is about 2 miles away accessing London Victoria and London Bridge stations in about 1 hour. Gatwick Airport is approximately 22 miles away.

Additional Information:

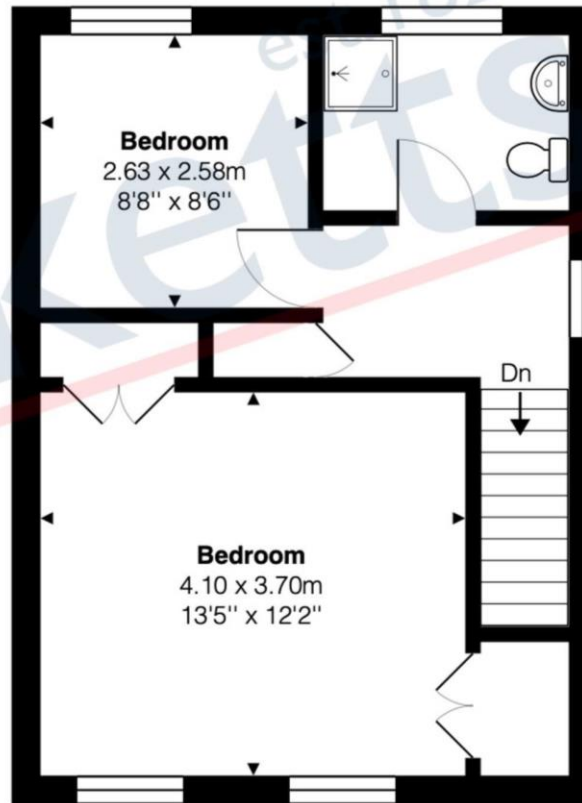
Council Tax Band: D



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



Ground Floor



First Floor

Gross Internal Area Approx 83.5 sq m / 898 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		