



Withyham Road, Groombridge, Tunbridge Wells, Kent TN3 9QW

Price Range: £550,000 - £575,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Set centrally within the village and therefore accessible to all of Groombridge's varied amenities, this much enhanced, late Victorian, semi-detached house has been extended and remodeled by the current owners and now provides a spacious home of considerable character that benefits from a modern fitted kitchen and sanitary ware with a WC on each floor and a principal family living space that boasts bi-fold doors accessing a raised terraced area enjoying views of farmland and countryside to the rear. The accommodation briefly comprises to the ground floor: a sitting room with a wood burner, open plan kitchen and family space, a utility room and a cloakroom/WC. On the first floor, there are three bedrooms and a bathroom/WC and on the top floor, a fourth bedroom and shower room that could open up to one en suited area, if required. With gas central heating, double glazing and timber flooring downstairs. One of the special selling points of the property is the fitted kitchen set around a central range-master duel fuel cooker with granite transformation worktops, high gloss door front with chrome handles. There is an integrated dishwasher and a canopy and extractor above the cooker position, central one and half bowl sink with swan neck tap and boiler function, additional area of work surface in a dresser style area. There are cast iron radiators to the ground floor. This is a 'turn-key' property recommended for an immediate viewing.

- Prime Central Location
- Backing onto Farmland and Countryside
- Off Road Parking for 2 Vehicles
- Popular Village Situation
- Living Room with Wood Burner
- Open Plan Family Kitchen
- Bi-Fold Doors to Decking and Rear Garden
- 4 Bedrooms
- Bathroom/WC & Shower Room/WC
- Highly Regarded St Thomas' Primary School (1/3rd Mile Away)





### 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: C



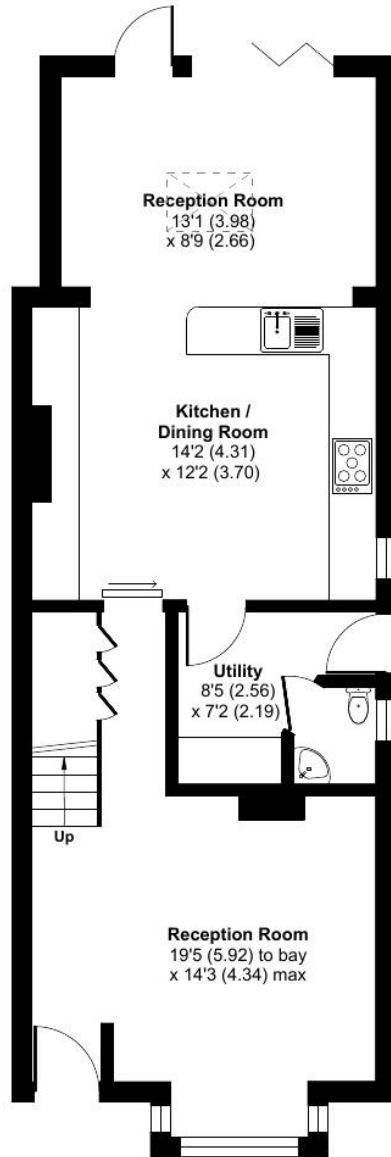
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Approximate Area = 1304 sq ft / 121.1 sq m  
 Limited Use Area(s) = 8 sq ft / 0.7 sq m  
 Total = 1312 sq ft / 121.8 sq m

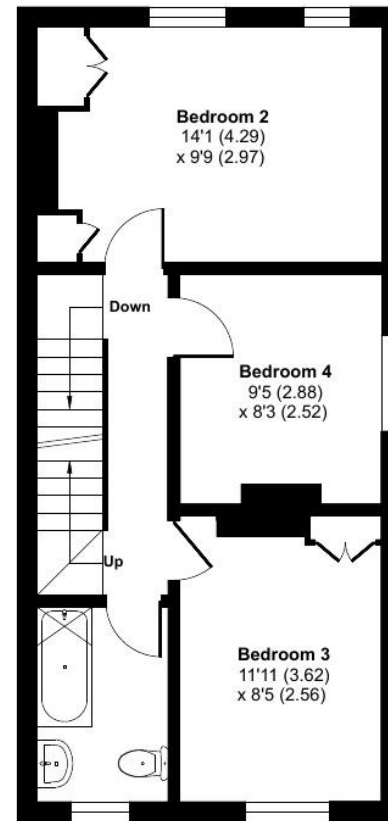
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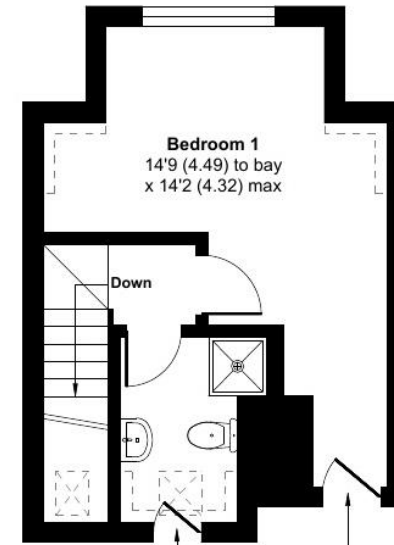
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Access to Eaves

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		82
	65	
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		