



Underhill, Withyham Road, Groombridge, Tunbridge Wells, Kent TN3 9QP

Guide Price £850,000 Freehold

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Set directly opposite fields with views from the front elevation across open countryside beyond. The property is also centrally located for the village's amenities. Offered for sale free of any forward chain, the house has been significantly extended to the ground floor and remodelled and now provides the most striking and light open plan living space, with triple roof lights and two sets of double doors aspecting and accessing the rear garden. The stunning kitchen area has a generous length of work surface with an induction hob inset and two ovens beneath. There is a matching island with assorted base units and a fitted sink. The accommodation comprises to the ground floor: hallway, bay-fronted reception room, further reception room, opening to open plan living space with fitted kitchen and dining area, internal utility room, cloakroom/WC and a personal door to the garage. Upstairs, there is a landing, principal bedroom with en suite shower, there are three further bedrooms and a family bathroom/WC. Outside, there are generous parking / turning areas to the front of the property and an electric charging point. The south-facing rear garden has a large patio area that abuts the house and a central path that bisects lawned areas and leads to a spacious shed to the rear boundary.

- A Detached Older-Style House
- Views from the Front Over Open Countryside
- Striking and Light Open Plan Living Space
- Significantly Extended
- 3 Reception Rooms
- Stunning Fitted Kitchen / Dining Area
- 4 Bedrooms (1 with En Suite)
- Family Bathroom
- Generous Parking / Turning Area
- South-Facing Rear Garden





LOCATION:

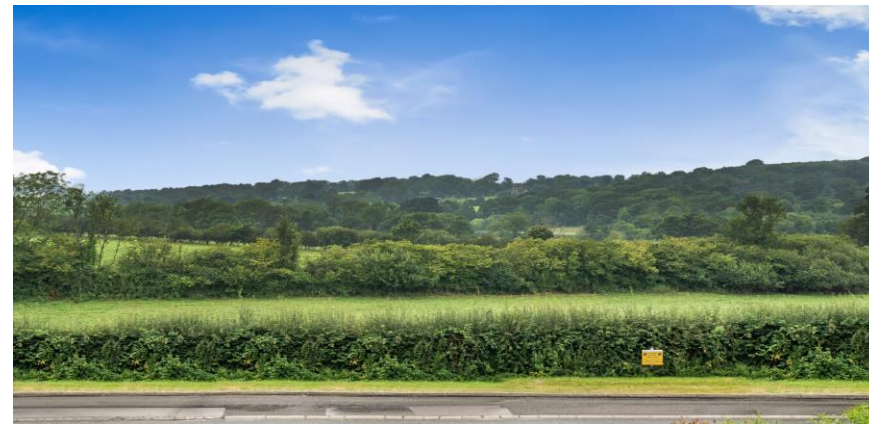
The picturesque and popular village of Groombridge, home to approximately 1,600 residents, straddles the Kent and East Sussex border and abounds with foot and bridle paths into neighbouring countryside. As a village it provides day-to-day amenities with a well stocked general store, independent bakery and post office.

There is also the highly regarded St Thomas' primary school 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: E

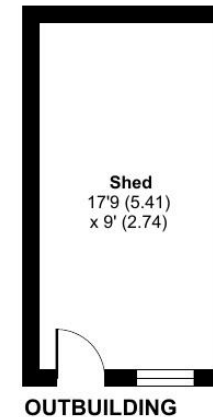
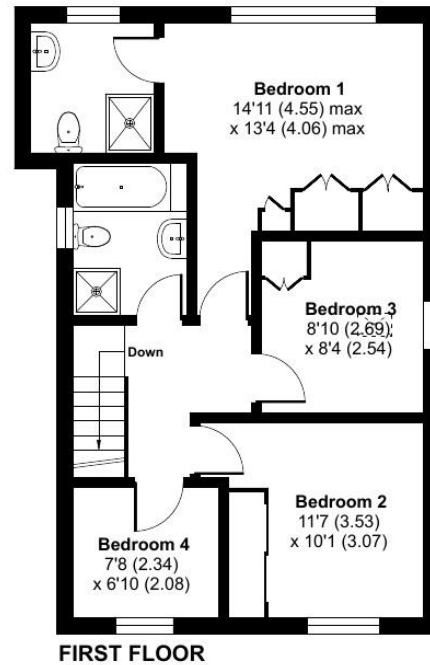
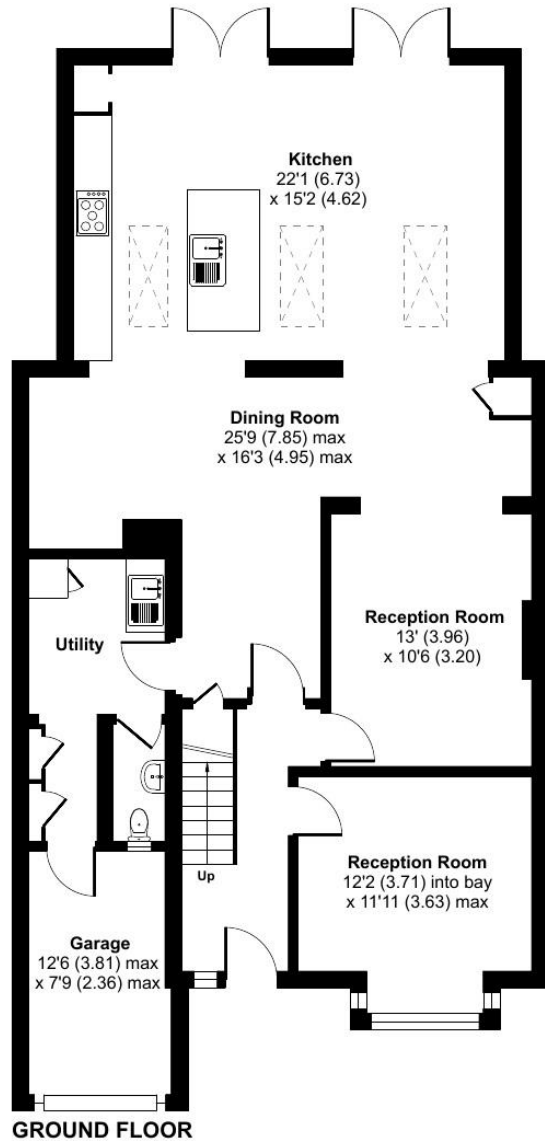


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Approximate Area = 1666 sq ft / 154.7 sq m
 Garage = 89 sq ft / 8.2 sq m
 Outbuilding = 161 sq ft / 14.9 sq m
 Total = 1916 sq ft / 177.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(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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Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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