



The Old Butchers, Station Road, Groombridge, Tunbridge Wells, Kent TN3 9QX

Guide Price £725,000 Freehold

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bracketts

Enjoying a prime central village location with pleasant views across open fields to the front elevation, this characterful detached dwelling, with Victorian origins, affords the unique opportunity to acquire a good sized home with a generous range of outbuildings set to the rear and these offer considerable potential for ancillary use conversion to an annexe, spacious office space or consultation rooms (subject to the necessary Local Authority Consents). Please note that the outbuildings are also accessible by an established track from Withyham Road to the rear of the property. The house itself incorporates a former butchers shop with distinctive chequered tiled flooring and deep windows, currently a formal dining room. The additional ground floor accommodation comprises a generous entrance hall and lobby, cloakroom/WC, through sitting room with double doors to the rear garden and a cosy feature fireplace with a woodburner. There is a rustic-style kitchen with tiled flooring which extends through to a breakfast area where there are further doors to the rear garden. Upstairs, there is a generous landing with fitted cupboards extending to one wall, three double bedrooms, a bathroom/WC and a separate shower room/WC. A central location that affords easy access to the village's amenities with the shops in station road within a couple of hundred yards, Groombridge's St Thomas' primary school is about one-third of a mile and the doctors' surgery a similar distance.

- A Detached Home with Considerable Potential
- Large Array of Outbuildings
- Off Road Parking for 2/3 Cars
- 3 Reception Areas
- 3 Double Bedrooms
- Rustic Kitchen
- Gas Central Heating
- A Former Butchers Shop
- No Forward Chain
- Recommended for Internal Inspection





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: F



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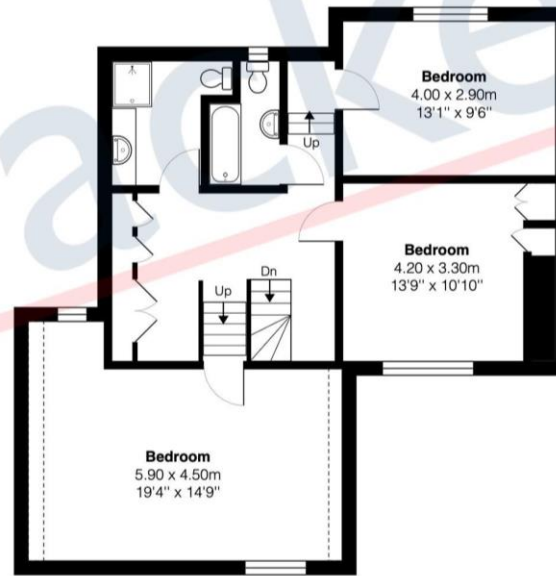
Gross Internal Area Approx 166.35 sq m / 1790.57 sq ft
 Outbuildings Approx 110.91 sq m / 1193.81 sq ft
 Total Approx 277.26 sq m / 2984.38 sq ft

(Outbuildings Not Shown In Correct Location / Orientation)

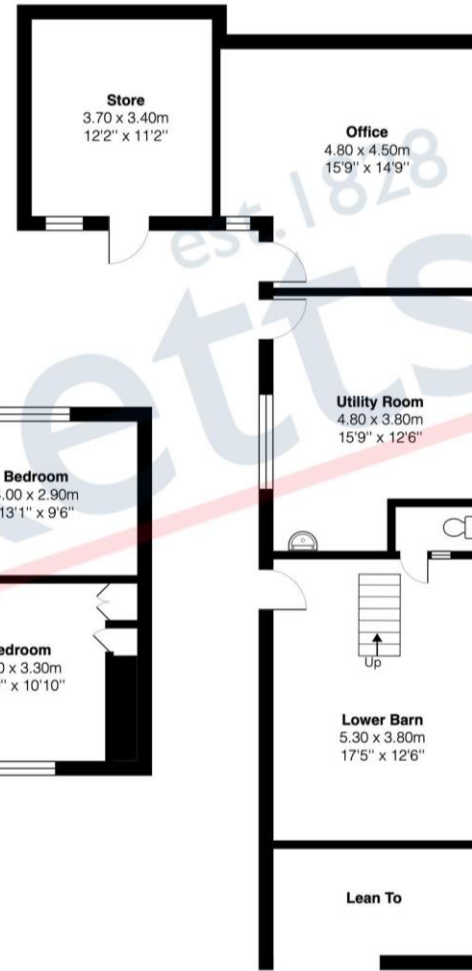
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



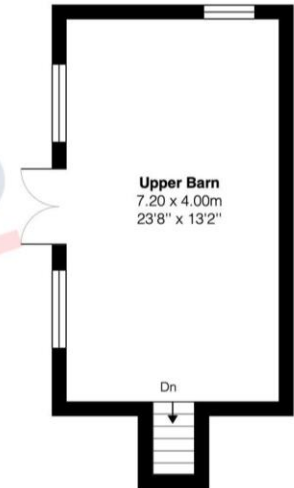
Ground Floor
 Approx 94.09 sq m / 1012.77 sq ft



First Floor
 Approx 72.26 sq m / 777.8 sq ft



Outbuilding
 Approx 80.99 sq m / 871.76 sq ft



Outbuilding
 Approx 29.92 sq m / 322.05 sq ft
 (Not Shown In Correct Location / Orientation)