



3 The Close, Groombridge, Tunbridge Wells, Kent TN3 9SE

Guide Price £799,995 Freehold

When experience counts...

est. 1828  
**bracketts**



Enjoying a most convenient central location close to the village's varied amenities, this detached chalet-style property, forming part of a small residential cul-de-sac adjacent to St Thomas Church and the village's highly regarded primary school, is less than a quarter of a mile from Station Road, where Groombridge's independent bakery, well stocked general store and post office are located, alongside the Village Institute which houses a pre-school during the week. There are foot and bridle paths close by, these access the East Sussex and Kent countryside surrounding the village. The generous accommodation affords the flexibility of use and comprises to the ground floor: hallway, through reception room and family room, kitchen, breakfast room and utility, there is study with an en suite shower room and a fourth bedroom. On the first floor, the principal bedroom has an en suite shower / WC, there were two further bedrooms and a family bathroom. Outside, there is a driveway to the front of the property with parking for two-three vehicles which accesses a single garage. With a southerly aspect to the rear, the bulk of the garden, which is primarily laid to lawn, is set to the easterly side of the property.

- Exclusive Residential Cul-De-Sac
- Central Village Location
- Adjacent to St Thomas Primary School
- 4 Reception Rooms
- Kitchen, Breakfast Room, Utility Room
- Ground Floor Bedroom
- Main Bedroom with En Suite
- Family Bathroom / WC
- 4 Bedrooms
- Viewing Recommended







## 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 (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.

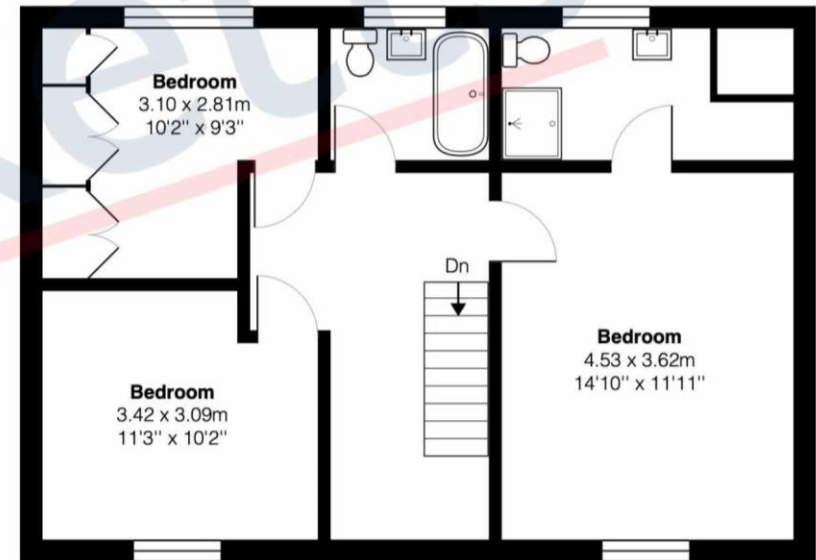
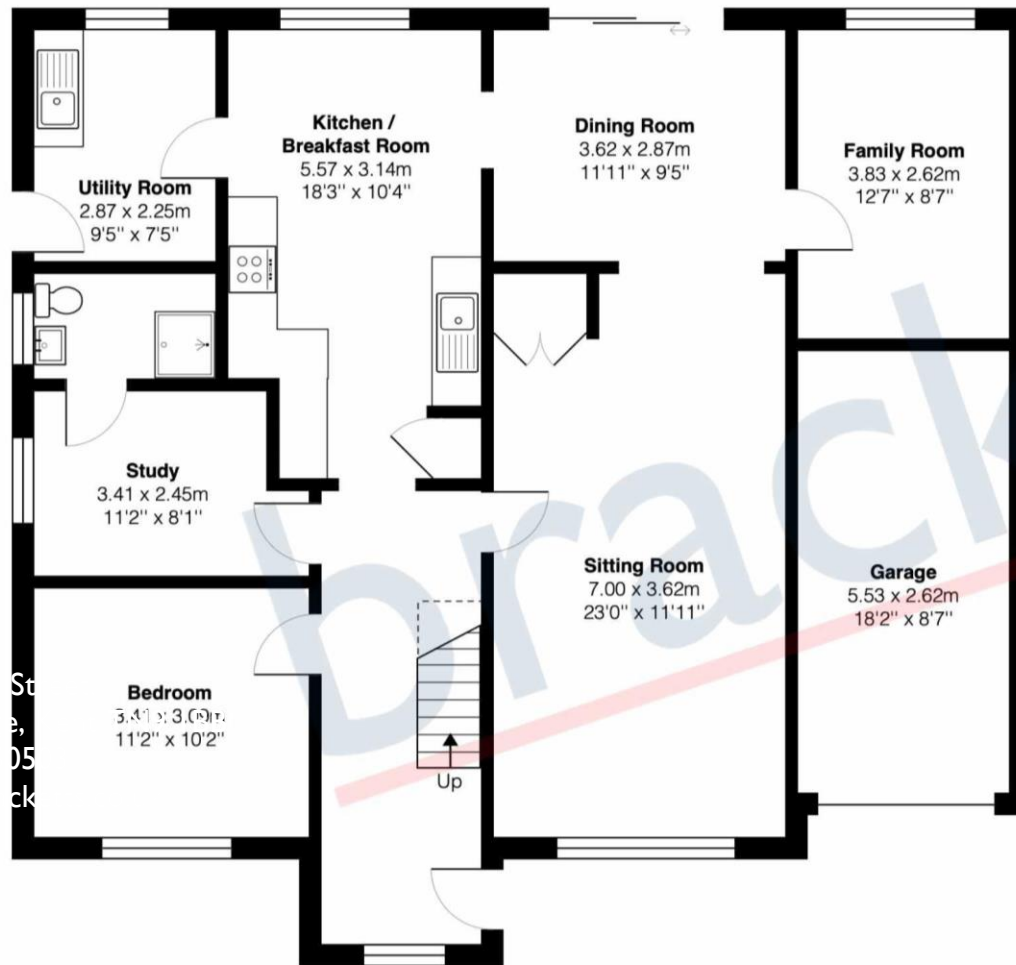


**Additional Information:** Council Tax Band: F



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Gross Internal Area Approx 171.4 sq m / 1845 sq ft



**First Floor**  
Approx 55.8 sq m / 601 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC