



Beech Cottage, Station Road, Groombridge, Tunbridge Wells, TN3 9QX

Guide Price £450,000 Freehold

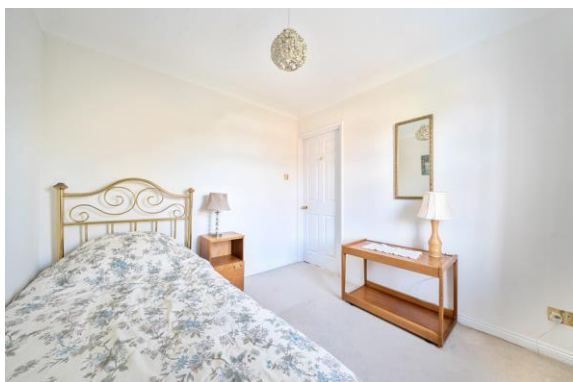
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A wonderful opportunity to acquire a chain-free semi-detached house set centrally within the highly regarded village of Groombridge. An appealing property, half tile-hung with small pane windows and gas fired central heating. The accommodation comprises a bright hallway with timber flooring, cloakroom/WC with wash basin. A Shaker style kitchen has a U shape sweep of timber finished worktop extending to part of three walls inset with gas hob and an enamel single drainer sink, integrated dishwasher, washing machine, Bosch oven beneath hob position, concealed fridge freezer, matching eye level wall cupboards and cabinets, concealed gas fired boiler. L shaped reception room with a Minster-style focal point fireplace (not functional), twin windows to rear, conservatory with timber flooring, radiator, a pitched roof and door to rear garden. Upstairs a generous landing with window to side, hatch to the loft, airing cupboard, bedroom 1 with fitted wardrobes and storage above the bulkhead of the stairs, double doors to a recess cupboard, windows to front, bedroom 2 has windows to rear, bathroom/WC, which is half tiled, has a WC, wash basin, with storage beneath, panelled bath with mixed taps and shower head, chrome towel rail. Outside the property is conveyed with an adjacent car parking space. The front garden is set behind a mature wall. To the side of the house there are external meters and a gate which provides access to the rear garden which enjoys a westerly aspect and is secluded with a seating area, lawn and screen to the rear boundary.

- Central village location
- Attractive semi-detached house
- No forward chain
- Gas central heating
- Shaker style kitchen with integrated appliances
- L shape living room
- Conservatory
- 2 bedrooms
- Modern bathroom
- Adjacent allocated parking bay





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.

This house could scarcely be more central for the village's amenities, turning right out of the cottage and within a 100 yards or so are the local shops that include a general store, independent bakery and post office, turning left, you are a similar distance from a bus service that connects from East Grinstead to Tunbridge Wells. The doctor's surgery and St Thomas Primary School are both about 1/3 of a mile away.

Additional Information:

Council Tax Band: D

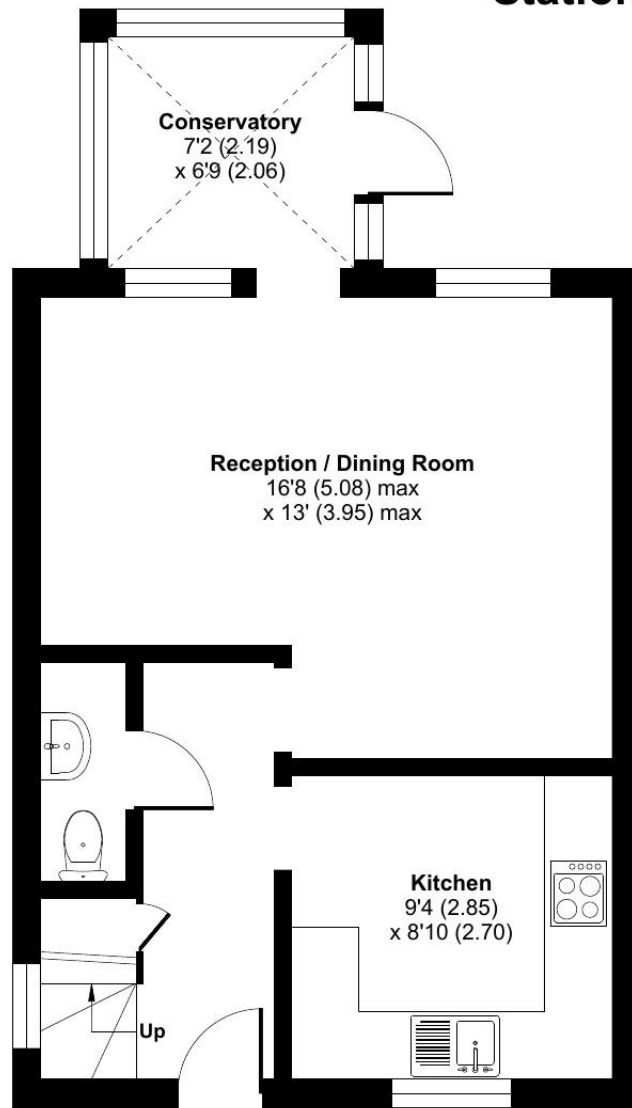


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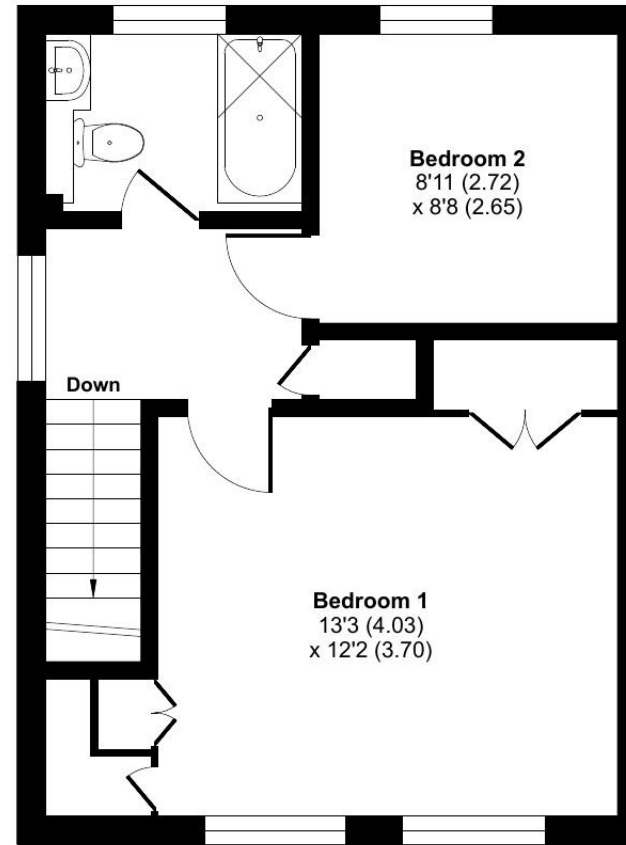
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Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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		
England & Wales	63	82
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Bracketts llp. REF: 1284329

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