



Oaklands Road, Groombridge, Tunbridge Wells, Kent TN3 9SB

Guide Price £895,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Priced for modernisation and with no onward chain is this detached family home enjoying a wide corner plot in this pleasant residential area in the popular village of Groombridge. With over 200 square meters of accommodation, this home offers great potential to remodel and refurbish to one's own taste. The double fronted entrance leads to a spacious hallway and has a front to back through reception / dining room with triple aspect. There is a separate dining / family room, plus a large utility area which complements the kitchen / breakfast room. The first floor has four good bedrooms and a large family bathroom. There is an integral garage and a large driveway with parking for multiple cars. There are good size gardens to either side, plus the front and rear.

We recommend an early viewing.

- Detached Family House
- Large Corner Plot
- Large Driveway
- Side and Rear Gardens
- 2 Reception Rooms
- Utility Room
- Downstairs Cloakroom
- Large Bathroom
- 4 Bedrooms
- No Onward Chain





### 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.

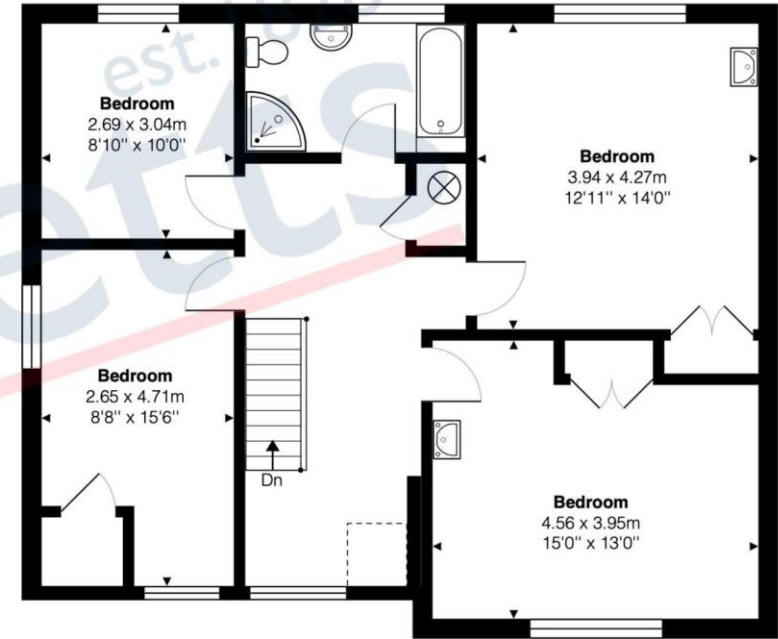
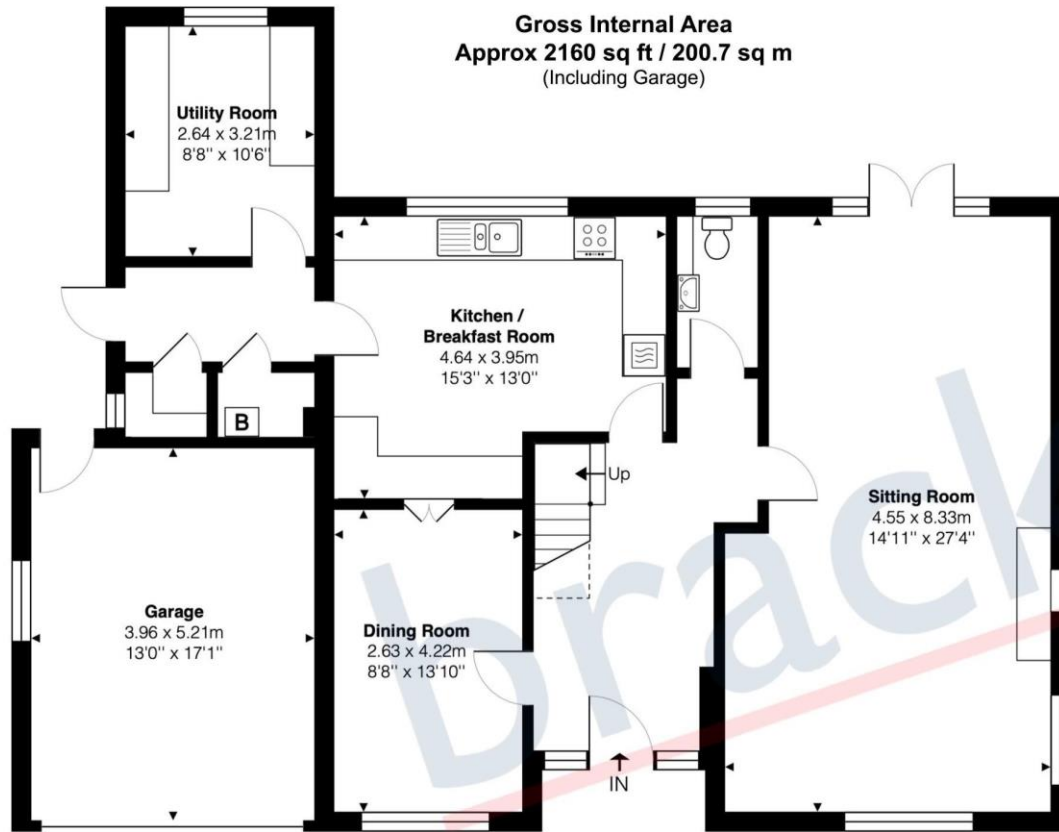
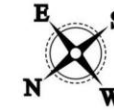
### Additional Information:

Council Tax Band: G



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**Gross Internal Area**  
**Approx 2160 sq ft / 200.7 sq m**  
 (Including Garage)



**Ground Floor**  
**Approx 1288 sq ft / 119.6 sq m**  
 (Including Garage)

**First Floor**  
**Approx 872 sq ft / 81 sq m**

