



Falconwood House, Groombridge, East Sussex



A stunning family home **presented in immaculate order** situated on a popular private road.

Summary of accommodation

Entrance hall | Dining room | Sitting room | Study | Kitchen/breakfast room | Utility room | Office | Laundry room | Triple Garage | WC

Five bedrooms with five bathrooms over the first and second floors | Play room/den | Further bedroom and bathroom above the garage

At the moment the property provides ample garaging for seven cars. The double garage is equipped with an 11kw EV charger. There is a spiral wine cellar in the garage which holds over 1,000 bottles.

Swimming pool | Pool house | Tennis court | Full length cricket net | Wine cellar

In all about 2.3 acres

Distances

Groombridge village 0.25, Eridge train station 2.4 miles (London Bridge from 63 minutes), Tunbridge Wells 5 miles (London Bridge 50 minutes/ London Charing Cross 55 minutes), Tonbridge 9 miles, Hildenborough 11 miles (London Bridge from 31 minutes/Charing Cross from 40 minutes) M25 20 miles, Gatwick Airport 21 miles, Central London 49 miles

(All distances and times are approximate)



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Siutation

Falconwood House occupies a delightful and convenient position in this well regarded and popular private lane, situated on the outskirts of the village with general store, post office, bakery and highly regarded St Thomas' primary school. Further shopping facilities are available at Langton Green. Tunbridge Wells provides a wide-ranging and appealing choice of shopping facilities with many major national stores in Royal Victoria Place and numerous boutiques, jewellers and art galleries in the historic high street and famous Pantiles.

This historic town also offers a main line station serving Charing Cross/ Cannon Street. Eridge Station is also accessible offering a similar service. The property provides an excellent base for many schools for all age groups.

Local preparatory schools include Holmewood School, Brambletye and New Beacon. Independent secondary schools include Tonbridge, Sevenoaks, Mayfield, Worth Abbey and Benenden. There is also Tunbridge Wells Grammar School and Judd.

The A21 provides access to the M25 linking with the motorway network to London, Heathrow, and Stansted International Airports, Channel Tunnel terminus and ports. Gatwick Airport can be easily reached via the A264 through East Grinstead.



The property

Falconwood House is a magnificent family residence located in Groombridge, a popular village. Situated on a private road, this stunning property has undergone extensive refurbishment, resulting in a beautifully renovated home. The house offers a perfect balance of formal entertaining spaces and flexible family living areas. There are stunning open countryside views.



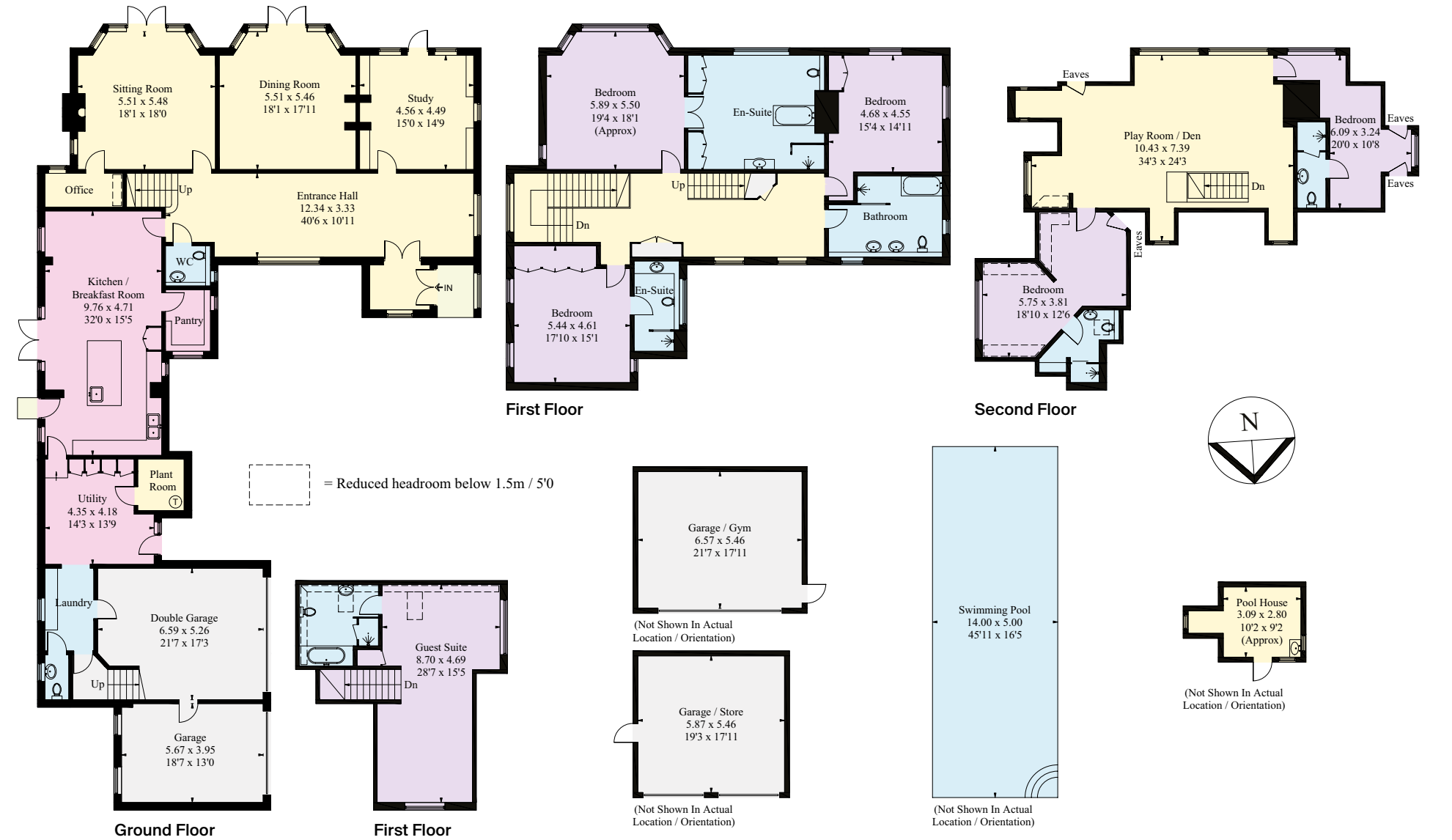


With six bedrooms and six bathrooms, Falconwood House presents a rare opportunity to own a property of this age with such generous accommodation. Each bedroom is designed to provide comfort and privacy, ensuring a peaceful retreat for every member of the family or any guests.



Approximate Gross Internal Floor Area
607.0 sq m / 6534 sq ft (Including Garages)
Outbuildings = 77.5 sq m / 834 sq ft
(Excluding Swimming Pool)
Total = 684.5 sq m / 7368 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Gardens and grounds

The property boasts expansive gardens and grounds, spanning approximately 2.3 acres. These outdoor spaces are a true highlight, featuring a breathtaking swimming pool situated a short distance from the main house. The pool provides a refreshing oasis for relaxation and enjoyment during the warmer months. Additionally, a tennis court offers the opportunity for outdoor recreation and exercise.

Falconwood House's gardens are exquisitely designed, featuring well-established formal gardens that contribute to the property's aesthetic appeal. The gardens have a magical quality, with hidden paths winding throughout, leading to secret gardens and providing delightful family-friendly walkways. The presence of vegetable patches and an orchard pergola further enhances the property, allowing residents to indulge in gardening and enjoy the fruits of their labour.

Furthermore, the property includes several outbuildings that can serve various purposes. These versatile spaces can be utilised as a games room, gym, or additional garaging, providing ample room for hobbies, fitness, and storage. At the moment the property provides ample garaging for seven cars. The double garage is equipped with an 11kw EV charger. There is a spiral wine cellar in the garage which holds over 1,000 bottles.

Overall, Falconwood House offers a unique and luxurious living experience within a picturesque setting. The combination of stunning interiors, extensive grounds, and the array of amenities make it an exceptional family home.

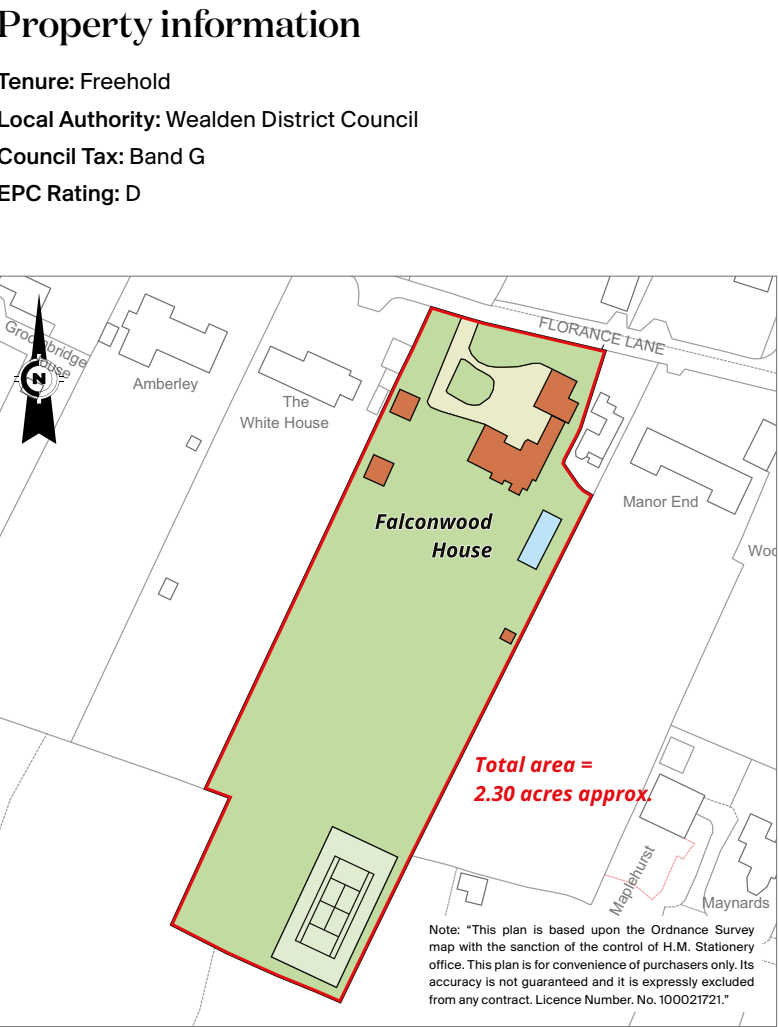
Directions (TN3 9SH)

What3words – [recapture.fallback.other](#)

Services

Our clients inform us that the property has mains water, electricity, gas fired central heating and mains drainage.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025, Photographs and videos dated July 2023.

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