



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY



## 9 Broad Oak

Groombridge, Tunbridge Wells, TN3 9SD

A four-bedroom detached house set in a quiet village cul-de-sac within the catchment area for St Thomas' Primary School. The property enjoys well-proportioned reception space, a bright kitchen dining room, and a mature rear garden with decked seating and lawn. Available with No Onward Chain.

Council Tax Band: G - Wealden District Council

Tenure: Freehold

Energy Efficiency Rating: D

- Attractive Detached Family Home
- Central Village Cul-De-Sac Location
- Walking Distance of St Thomas' Primary School
- Four Bedrooms With Recessed Wardrobes
- Family Bathroom And Ground Floor WC
- Spacious Sitting Room With Wood Burner & Separate Study
- Kitchen Dining Room With Integrated Appliances & Generous Versatile Utility
- Engineered Oak Flooring Throughout Ground Floor
- Driveway Parking And Generous Front Garden
- Mature Rear Garden With Decked Seating Area





## THE PROPERTY

Approximate Gross Internal Area: 1533 Sq Ft / 144.3 Sq Ft

Situated in a quiet and highly regarded cul-de-sac in the heart of Groombridge, this attractive part-tiled detached home is just a short walk from St Thomas' Church of England Primary School and within easy reach of the village amenities, offering a setting that combines central convenience with privacy.

The property opens into an inviting and spacious entrance hall, giving an immediate sense of proportion. There is a separate study, ideal for those working from home, along with a generous reception room overlooking the rear garden. A wood burner creates a natural focal point, while a door opens directly onto the outside seating area, allowing the garden to complement the living space.

The kitchen dining room is a bright, open through space, thoughtfully fitted with a range of contemporary floor and wall units centred around a range-style cooker. Integrated appliances include a dishwasher, fridge, and freezer, combining style with practicality. Engineered oak flooring flows throughout the ground floor, adding warmth and a sense of continuity. A covered walkway links the kitchen dining room to a generous utility room, created from part of the tandem-length garage, providing versatile storage and laundry space. A well-appointed ground floor cloakroom completes the accommodation.

Upstairs, a generous landing with loft access leads to four bedrooms, three of which feature recessed wardrobe cupboards. The family bathroom is fitted with white sanitary ware and chrome fittings, including a bath with shower mixer and glazed screen, pedestal wash basin and WC.

Outside, the generous front garden is planted with specimen trees and accompanied by driveway parking. The rear garden offers a decked seating area adjoining the house, leading onto a central lawn bordered by mature beds and established planting, creating a private and established setting.

## THE LOCATION

Broad Oak is nestled in the heart of the charming village of Groombridge, a sought-after community on the Kent and East Sussex border. Steeped in history, the village offers a blend of character and convenience, with a well stocked general store, independent bakery, post office, cafés, and traditional pubs, all within easy reach.

Families benefit from proximity to St Thomas' Church of England Primary School, rated Good by Ofsted, along with daily pre-school facilities at the Village Institute. The village also has a doctors' surgery and a variety of places of worship, making it both practical and welcoming for family life.

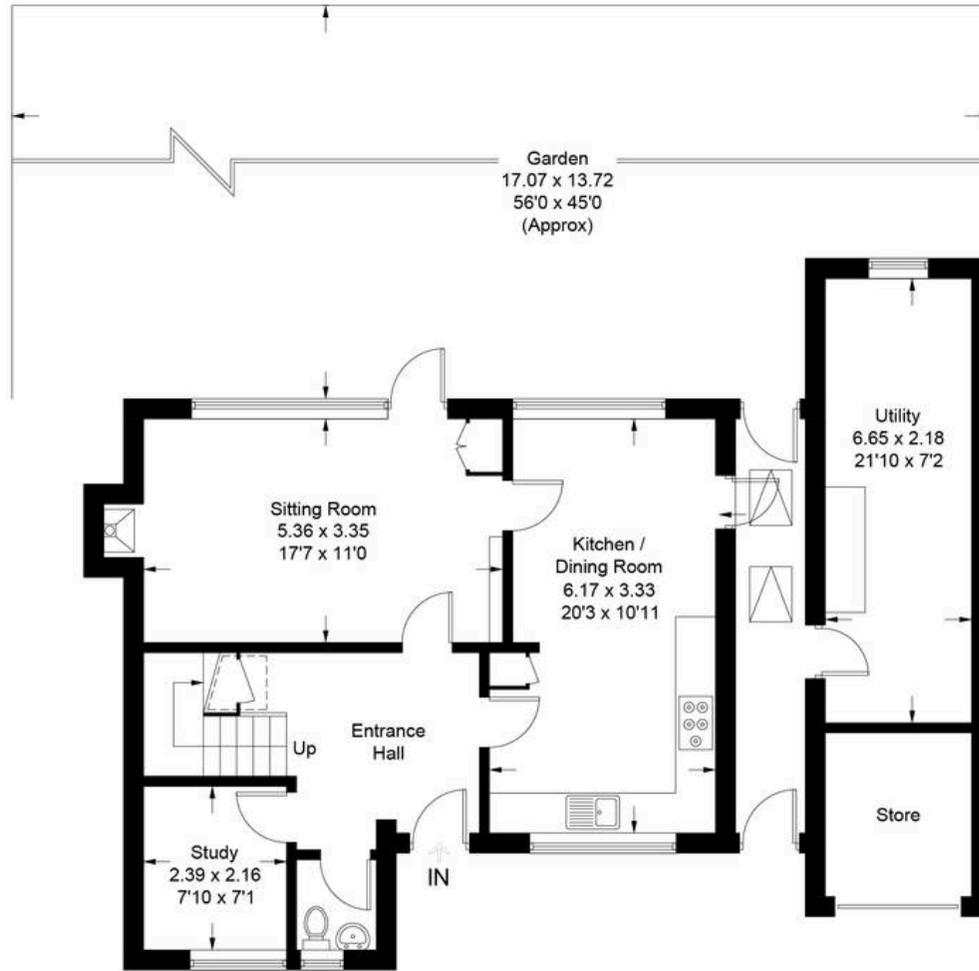
Transport links are excellent for a rural setting. Eridge station, just over 2 miles away, provides direct trains to London Victoria and London Bridge in around an hour, while the towns of Tunbridge Wells and Crowborough are both approximately 5 miles distant, offering extensive shopping, leisure, and secondary schooling. For air travel, Gatwick Airport is approximately 22 miles away.

Groombridge is a picturesque village of around 1,600 residents, set on the Kent and East Sussex border and surrounded by open countryside with numerous footpaths and bridleways perfect for walking, cycling, or simply enjoying the outdoors. With its strong sense of community, village store, bakery, doctors' surgery, public houses and well regarded primary school, it remains a popular choice for families. Tunbridge Wells and Crowborough are both approximately five miles away, while Eridge station provides rail services to London.

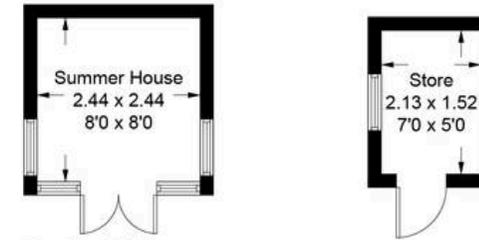


Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft  
 Outbuildings = 9.2 sq m / 99 sq ft  
 Total = 153.5 sq m / 1652 sq ft  
 (Excluding Attached Store)

 = Reduced headroom below 1.5m / 5'0"

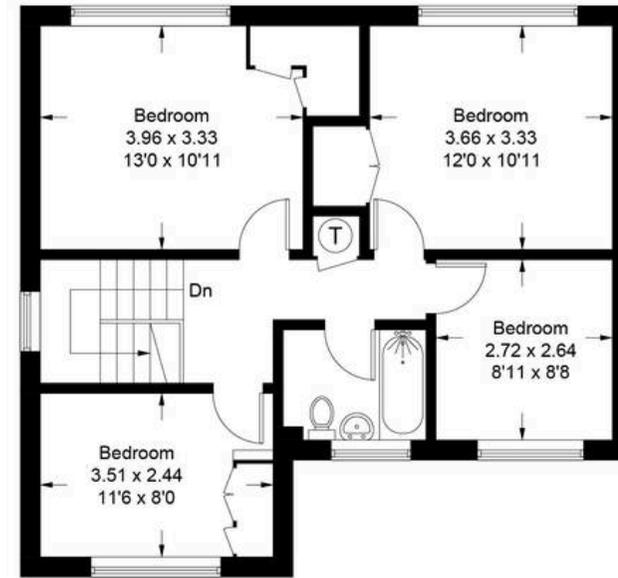


**Ground Floor**



**Outbuildings**

(Not Shown In Actual Location / Orientation)



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1276176)

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