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# Springfield Road, Groombridge, Tunbridge Wells

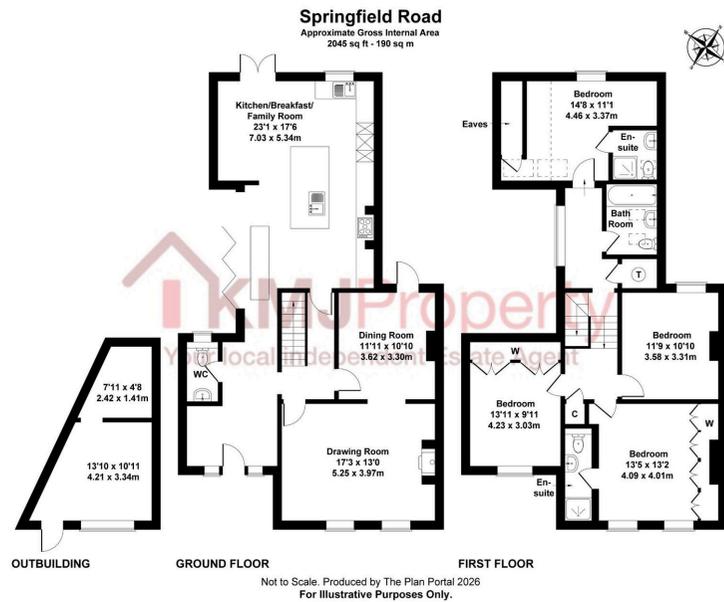
Offers In Region Of £825,000

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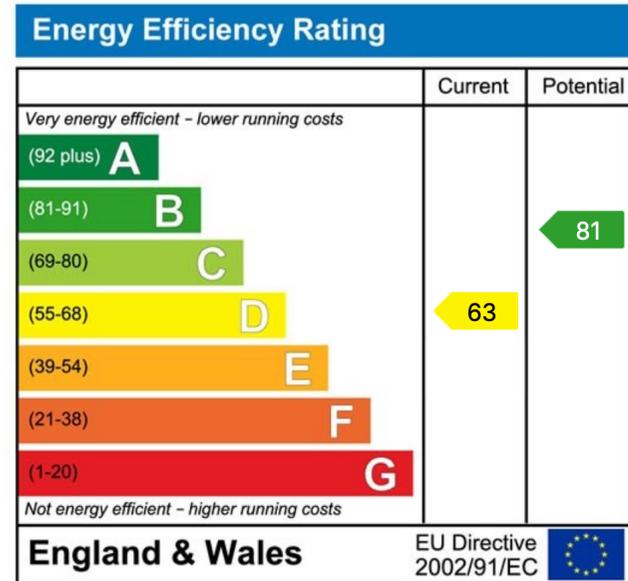


Situated in the very heart of Groombridge, just moments from the village amenities, this impressive semi-detached Victorian home has been significantly extended and thoughtfully enhanced by the current owners to create a superb and versatile family residence. A generous entrance hallway with cloakroom sets the tone, leading through to a striking kitchen/breakfast/family space designed very much for modern living. Flooded with natural light from a large roof lantern and further windows and doors to the rear, the space also features bi-folding doors opening onto a private side courtyard – ideal for entertaining. The kitchen itself is beautifully appointed with an extensive range of floor and wall mounted cabinetry beneath quartz worktops, complemented by a substantial island incorporating a breakfast bar, sink, storage and shelving. A characterful exposed brick feature wall provides a charming opening through to the dining room, formerly an original window. To the front, a well-proportioned drawing room enjoys tall sash windows and a wood-burning stove set within a fireplace, creating a warm and inviting atmosphere. An opening connects through to a further reception/dining room, complete with an attractive brick fireplace and door leading outside. In total, the ground floor offers two distinct reception rooms in addition to the expansive kitchen/family space. Upstairs, the first floor landing provides access to four bedrooms. The two principal bedrooms benefit from private en suite shower rooms, while the remaining bedrooms are well served by a family bathroom. Externally, the property is screened to the front by mature planting, shrubs and trees, with a brick-paved driveway providing off-street parking. To the rear, the garden is predominantly laid to lawn with a brick pathway leading to a highly useful outbuilding - currently utilised as a home office with additional storage behind. The side courtyard, accessed via the bi-folding doors, offers a secluded and inviting space for outdoor dining and entertaining. Groombridge offers an enviable village lifestyle with a strong sense of community, including a local convenience shop, bakery, public houses such as The Crown, The Junction, and a village hall adjacent to the cricket ground. The surrounding countryside and Ashdown Forest are easily accessible via nearby public footpaths. Highly regarded schooling is close at hand, including St Thomas' Primary School (Ofsted rated Outstanding), while Royal Tunbridge Wells - approximately four miles away, provides an extensive selection of amenities.





- 4 Double Bedrooms
- 3 Bathrooms
- Downstairs W.C
- Off Road Parking
- Central Village Location
- Established Gardens
- Beautifully Extended
- Council Tax Band - D
- EPC - D



**BRITISH  
PROPERTY  
AWARDS**  
2023  
★★★★★  
**GOLD WINNER**  
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**BRITISH  
PROPERTY  
AWARDS**  
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TUNBRIDGE WELLS