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 **KMJProperty**
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Luxford Cottage, Station Road, Groombridge, Tunbridge Wells

Offers In Region Of £370,000

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Approached via a pathway with steps leading to the front door, the property is set behind a low-maintenance front garden, creating an attractive and welcoming first impression.

Stepping inside, you are greeted by a cosy yet spacious lounge/dining area. This inviting room features a working log burner, built-in shelving for added convenience, and a large window that fills the space with natural light. There is also ample room for additional furniture or a dining area, offering flexibility to suit your lifestyle.

The kitchen is full of character and provides an excellent range of both wall and base units, complemented by contrasting worktops and modern spotlights. Generous proportions allow plenty of space for dining, making this an ideal setting for entertaining and everyday family life.

A charming archway seamlessly connects the kitchen to a useful rear porch area, which provides access to the garden. This practical space is perfect for storing coats and shoes and benefits from additional built-in storage cupboards. The porch also gives access to the beautifully finished family bathroom, featuring a large walk-in shower with stylish marble-effect panelling, a wash basin, and a heated towel rail.

To the first floor are two generously sized double bedrooms, both enjoying large windows that create bright and airy living spaces. Bedroom one is a particular highlight, boasting outstanding countryside views, while bedroom two benefits from convenient built-in storage.

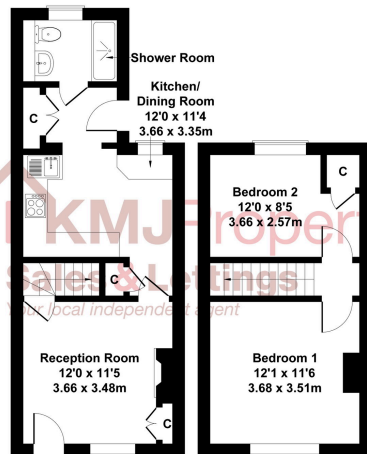
Externally, the property offers a low-maintenance rear garden/courtyard, ideal for those seeking an easy-to-manage outdoor space. The garden also benefits from gated rear access, adding further practicality to this charming home.

Ideally positioned in the heart of Groombridge, this property combines village charm with everyday convenience. Groombridge St Thomas' Primary School and the church are just steps away – perfect for families – while the Post Office, village shop, and The Junction Inn pub are all within a short walk. Surrounded by scenic countryside and woodland trails, the area is ideal for walkers, cyclists and outdoor enthusiasts. The 291 bus route offers regular connections to Tunbridge Wells and Crawley, while Eridge Station (just 5 minutes by car) provides direct trains to London Bridge. Just 15 minutes away, Royal Tunbridge Wells offers a vibrant mix of shopping, dining,



Luxford Cottage, Station Road, Groombridge

Approximate Gross Internal Area
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- Village Location
- Countryside Views
- Log Burner
- Built in Storage
- EPC-
- 2 Double Bedrooms
- Downstairs Bathroom
- Rear Courtyard
- Cottage
- Council Tax Band-D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
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AWARDS

2023

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GOLD WINNER

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