



**11 Bird In Hand Street, Groombridge – TN3 9QJ**  
Tunbridge Wells

Guide Price **£525,000**

**bracketts**  
est. 1828





## 11 Bird In Hand Street

Groombridge, Tunbridge Wells

Considered by Bracketts to afford a wonderful opportunity to acquire an attached Grade II listed cottage, abounding with beams and character features throughout, being well screened to the front elevation by mature hedging. The accommodation unusually affords a high degree of flexibility for a period property in terms of its use. It also benefits from a substantial area of garden to the side of the property, with a substantial timber home office with power and hard-wired wi-fi connection. With a stable door affording access to the kitchen which has L-shaped timber worktops, inset glazed sink and gas hob, assorted base units and utility space, utility/laundry area, separate WC and bathroom. The beamed reception room has a large inglenook fireplace with a feature Bressumer over dining room, snug sitting room. On the first floor, two double bedrooms and access with further stairs to a loft space on the top (second floor). Bisected by a path running to the side of the property (also serving number 12) is a large lawn garden area well screened from Bird in Hand Street with a substantial timber home office accessed via bi-fold doors to the front, with laminate flooring and hardwired wi-fi, light and power. Half a mile from the village centre with assorted foot and bridal paths on the doorstep.

Council Tax band: C

Tenure: Freehold









# Bird In Hand Street, Groombridge, Tunbridge Wells, TN3

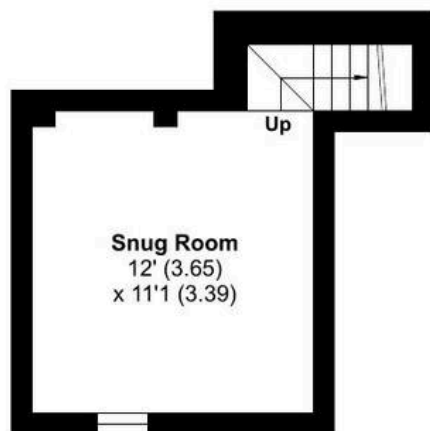
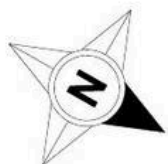
Approximate Area = 1494 sq ft / 138.7 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Outbuilding = 259 sq ft / 24 sq m

Total = 1801 sq ft / 167.1 sq m

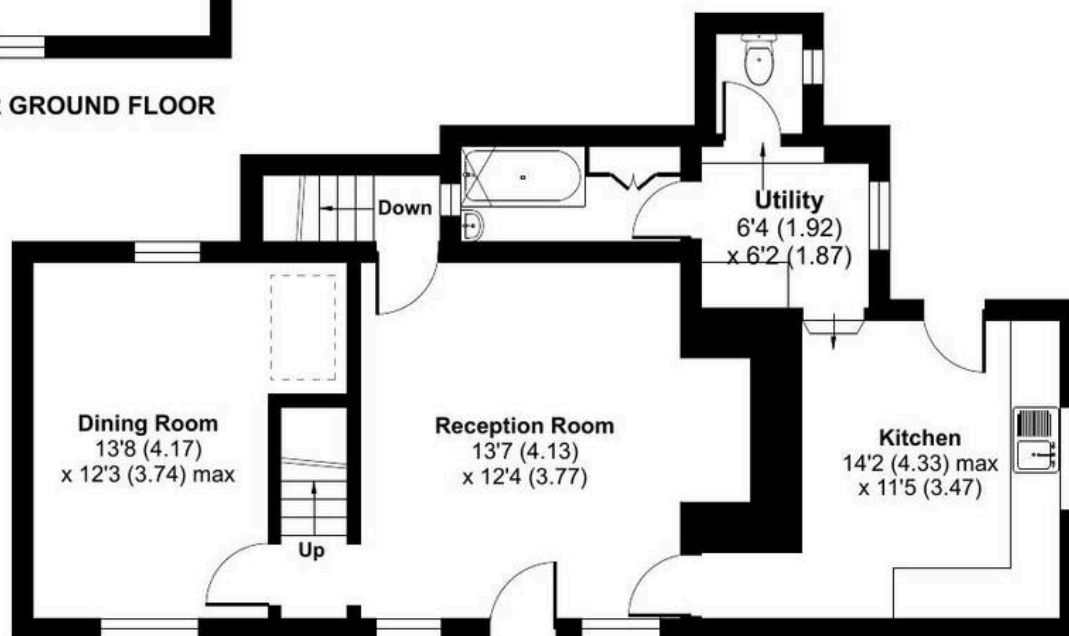
For identification only - Not to scale



LOWER GROUND FLOOR

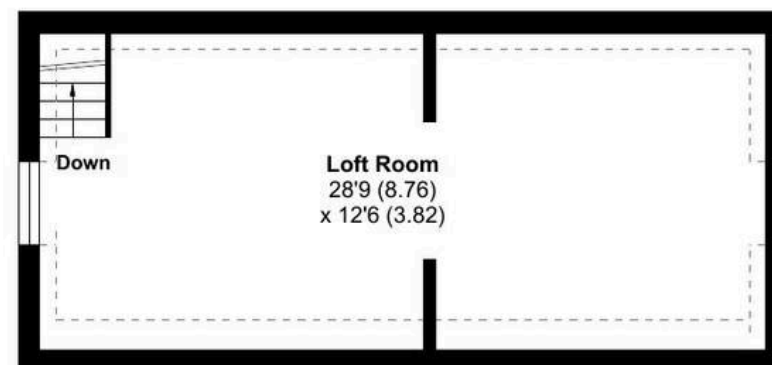


OUTBUILDING

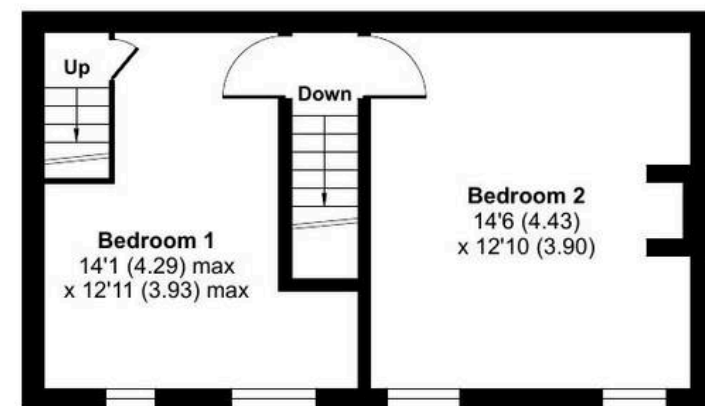


GROUND FLOOR

Denotes restricted  
head height



SECOND FLOOR



FIRST FLOOR

