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**BRITISH
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2022

GOLD WINNER



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2023

GOLD WINNER



**BRITISH
PROPERTY
AWARDS**
2024

GOLD WINNER

Station Road, Groombridge

Offers in the Region of **£750,000**

Council Tax Band: F

Property Type: Semi Detached House

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Arranged over two floors and offering approximately 1,620 sq ft of versatile accommodation, this charming property combines character features with modern living, making it ideal for families and those who enjoy entertaining.

The ground floor is centred around a generously sized reception room, flooded with natural light and featuring a charming wood-burner as a focal point that creates a warm and inviting atmosphere. To the rear, a versatile conservatory provides a tranquil space giving access to the rear garden and to enjoy views throughout the year.

Continuing through the property lies the stunning open-plan kitchen, dining and lounge, which truly forms the heart of the home. The kitchen is fitted with a comprehensive range of wall and base units, generous work surfaces, and quality integrated appliances, offering excellent storage and functionality. The dining area provides ample space for a large table, perfect for family meals and social occasions, while the adjoining lounge space creates a sociable and versatile layout. A useful utility room with WC and additional storage areas enhance the practicality and space of the ground floor.

The first floor offers four well-proportioned bedrooms, making the property ideal for families of all sizes. The main bedroom is a particularly spacious and with a generously sized, beautifully finished ensuite, equipped with a His and Her's sink basin, walk in shower, WC, ample under sink storage and a heated towel rail. The remaining bedrooms are all bright and of good size and flexible in use, suitable for children's rooms, guest accommodation, or home offices. The family bathroom situated at the rear of the first floor giving all bedrooms convenient access. The bathroom provides a WC, sink basin with upper and lower storage, modern splash back tiles, a shower over bath and heated towel rail.

Outside, the property continues to impress with its private garden, providing a lovely space for outdoor entertaining, family activities, or quiet relaxation. A garden store offers additional storage, ideal for gardening equipment or outdoor furniture.

This outstanding home offers an outstanding combination of space, style, character and location, making it an ideal choice for those seeking village living with easy access to town and a beautiful spacious 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, and culture – from independent boutiques and The Pantiles to excellent schools, parks and leisure facilities – making this a superb location for both family life and commuting.

EPC- E

Council Tax Band F











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