



PRIME
BY KINGS ESTATES



9 Broad Oak

Groombridge, Tunbridge Wells

An attractive four-bedroom detached family home tucked away in a quiet Groombridge cul-de-sac, offering generous living space, a separate study, mature garden, driveway and garage storage, all within walking distance of the village school and amenities. Offered with no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact 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





An attractive four-bedroom detached family home situated in a quiet and highly regarded cul-de-sac in the heart of Groombridge. Offering a spacious kitchen/dining room, generous sitting room, separate study, utility room, mature rear garden, driveway parking and garage storage, the property is within easy walking distance of St Thomas' Primary School and village amenities. Available with no onward chain.

Broad Oak occupies a peaceful yet convenient position, combining the privacy of a tucked-away cul-de-sac with excellent access to the centre of this sought-after village on the Kent and East Sussex border.

The house opens into an inviting and spacious entrance hall, immediately creating a sense of the generous proportions found throughout. A separate study provides an ideal space for working from home, while the well-proportioned sitting room overlooks the rear garden. A wood-burning stove forms an attractive focal point, and a door opens directly onto the decked seating area, creating a natural connection between the house and garden.

The bright and spacious kitchen/dining room provides an excellent setting for both everyday family life and entertaining. It is fitted with a contemporary range of wall and base units arranged around a range-style cooker, together with an integrated dishwasher, fridge and freezer. Engineered oak flooring extends across the ground floor, adding warmth and continuity to the accommodation.

A covered walkway connects the kitchen/dining room to a generous utility room, which has been created from part of the original tandem-length garage and offers useful laundry and storage space. A well-appointed cloakroom completes the ground-floor accommodation.

Upstairs, a spacious landing with loft access leads to four bedrooms, three of which benefit from built-in wardrobe cupboards. The family bathroom is fitted with a white suite comprising a bath with shower mixer and glazed screen, pedestal wash basin and WC.

Outside, the property is approached through a generous front garden featuring specimen trees, together with driveway parking and access to the remaining garage storage.

The mature rear garden provides an attractive and established setting. A decked seating area immediately adjoins the house and offers an ideal spot for outdoor dining and entertaining. Beyond this is a central lawn bordered by mature beds, shrubs and established planting, creating a good degree of privacy.

OTHER INFORMATION

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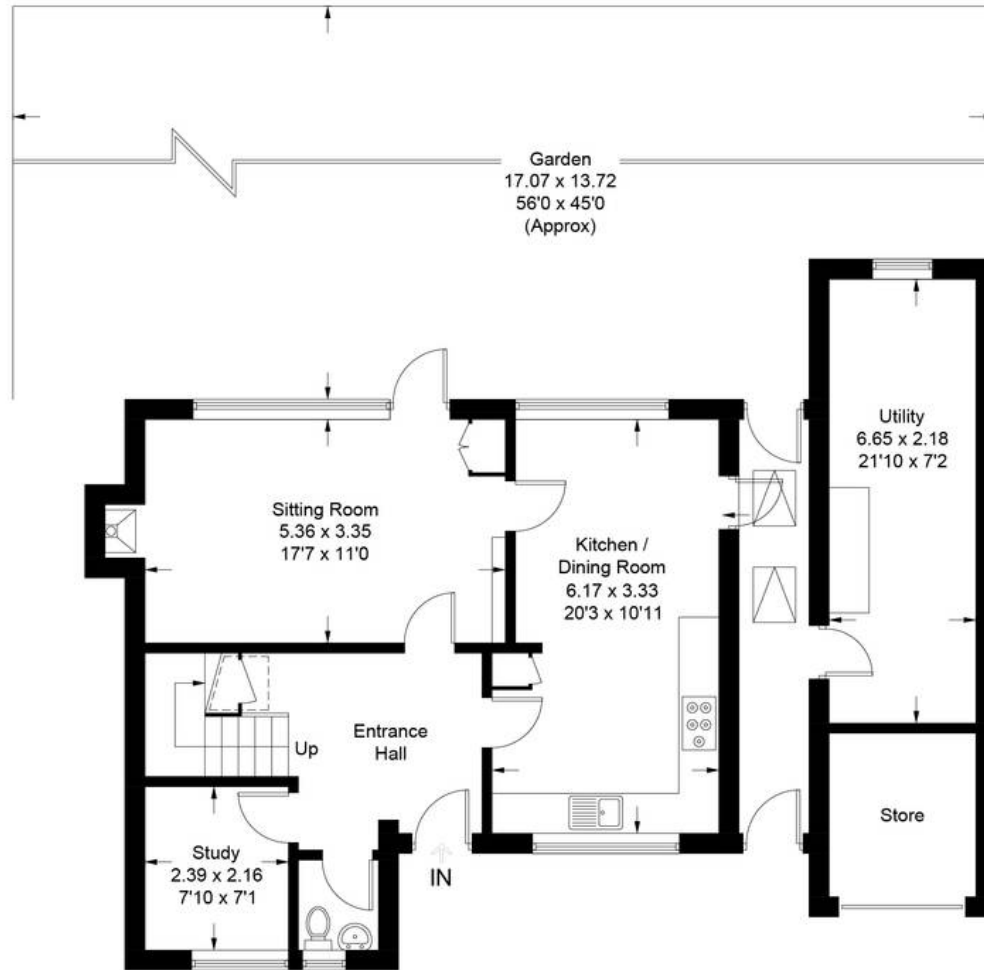
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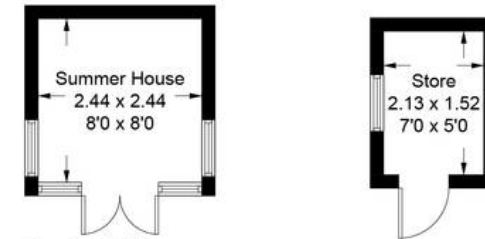


Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft
 Outbuildings = 9.2 sq m / 99 sq ft
 Total = 153.5 sq m / 1652 sq ft
 (Excluding Attached Store)

 = Reduced headroom below 1.5m / 5'0

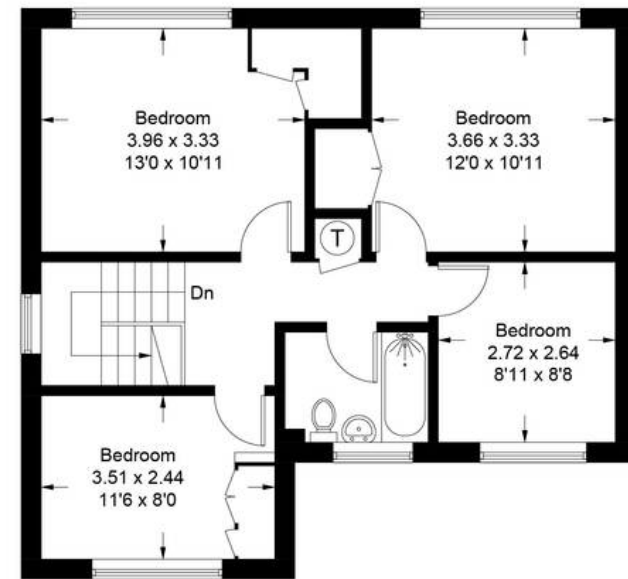


Ground Floor



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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