

Withyham Road • Groombridge • Tunbridge Wells • Kent • TN3 9QT





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Kings Estates are proud to offer this wonderfully extended and versatile 4 bedroom chalet style detached family house with annexe and outbuildings, located in a highly sought after position enjoying a wonderful south west facing garden and countryside views on the outskirts of Groombridge village.

Available with the benefit of no onward chain, viewing comes highly recommended to appreciate this incredibly deceptive and spacious property fully.

- Extended Chalet Style Detached House
- Total Plot Approximately 0.25 of An Acre
- Accommodation Totalling 1910 Sq Ft / 177.4 Sq M
 - Outbuildings Totalling 801 Sq Ft / Sq M
 - 4 Bedrooms & 3 Bath / Shower Rooms
 - Countryside Views
 - South West Facing Garden
 - Versatile Annexe & Outbuildings
- Sought After Position in Groombridge
 - Available with No Onward Chain

EPC Rating: D



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SITUATION

Located on the edge of this popular and pretty village which straddles the Kent/Sussex border. Groombridge is perhaps best known for the historic Groombridge Place, with its award-winning gardens. There are excellent amenities in the village, including a post office and a general store, and the area is superb for walking and cycling. The nearby towns of Crowborough and Tunbridge Wells offer more extensive shopping and leisure facilities.

Mainline Rail: Eridge (about 2.8 miles) with journey times to London Bridge from 54 minutes and Tunbridge Wells (about 5 miles) to London Bridge from 45 minutes and Cannon Street from 54 minutes.

Schools: Groombridge has its own highly-regarded primary school, graded as "Outstanding" overall in the most recent Ofsted report, and the area benefits from many other highly-regarded schools, both state and private.

Communications: The A21, accessible just to the North of Tunbridge Wells, provides access to the M25 and thereby the national motorway network, Gatwick and Heathrow airports, the Channel ports and Channel Tunnel terminus.

ACCOMMODATION

ENTRANCE HALL Doors leading to kitchen, breakfast room, dining room, bedroom 4 and bathroom.

KITCHEN 10' 11" x 10' 9" (3.33m x 3.28m) Front aspect window, door to and from the utility room and opening and interconnecting with the breakfast room. A range of wood wall and base units with work surfaces over incorporating stainless steel sink unit with side drainer, range cooker and hood to remain, dishwasher and built in fridge also to remain. Ceramic tiled effect flooring.

BREAKFAST ROOM 14' 2" x 11' 8" (4.32m x 3.56m) Interconnecting with the kitchen. Rear aspect window looking into the sun room. Door to and from the entrance hall and sun room. Fitted wall and base units matching the kitchen. Fireplace opening (chimney has been blocked off) with feature electric wood burner fire in situ, continuation of ceramic tiled effect flooring.

UTILITY ROOM Front and side aspect windows and door to side giving access to and from outside. Door to and from the shower room. Floor mounted boiler.

SHOWER ROOM Side aspect window. Low level wc, wash hand basin and shower enclosure. Fully tiled walls and tiled effect flooring.

DINING ROOM 14' 9" x 12' 0" (4.5m x 3.66m) Side aspect window. Door to and from the entrance hall. Fitted book case shelving to one wall. Stairs to first floor landing. Exposed wooden floor boards. Wide archway and step down to and from the interconnecting sitting room.

SITTING ROOM 19' 5" x 10' 10" (5.92m x 3.3m) Side and rear aspect windows overlooking the delightful garden. Multi paned glazed double doors leading to and from the sun room. Open fireplace with brick surround and hearth, exposed wooden floor boards.

SUN ROOM 11' 8" x 11' 3" (3.56m x 3.43m) Side and rear aspect windows overlooking the garden. Double doors to rear give access to and from the garden patio. Stone flooring.

BEDROOM FOUR 11' 11" x 10' 10" (3.63m x 3.3m) Front and side aspect windows. Wood effect flooring.

BATHROOM Frosted side aspect window. A modern white suite comprising low level wc, pedestal wash hand basin and panelled bath with 'telephone' style mixer tap shower attachments, fully tiled walls and tiled effect flooring.

FIRST FLOOR LANDING Doors leading off to:-

MASTER BEDROOM 13' 10" x 11' 8" (4.22m x 3.56m) A feature of the property with rear aspect windows and door to and from the interconnecting roof terrace. Wood effect flooring.

ROOF TERRACE Decked roof terrace with balustrade giving a wonderful seating area and place to enjoy the superb views over the garden and neighbouring countryside. Iron spiral staircase leads to and from the rear garden patio.

BEDROOM TWO 12' 3" x 11' 8" (3.73m x 3.56m) Side aspect window. Small door and step to and from the interconnecting loft room. Wood effect flooring.

LOFT ROOM 18' 2" x 7' 6" (5.54m x 2.29m) Rear aspect Velux style window. Sloped ceilings giving some restrictive head height. A versatile space currently shown with two single beds in situ. Wood effect flooring.

BEDROOM THREE 11' 0" x 10' 10" (3.35m x 3.3m) Front aspect window. Wood effect flooring.

BATHROOM Front aspect Velux style window. Part sloped ceiling giving some restrictive head height. A white suite comprising low level wc, pedestal wash hand basin, corner bath with 'telephone' style mixer tap shower attachment and separate recessed shower enclosure. Localised wall tiling and vinyl tile effect flooring.

OUTSIDE Total plot approximately 0.25 of an acre.

ANNEXE An excellent multi purpose space, ideal as separate annexe accommodation. Power and light connected. Door to kitchenette area which in turns leads to the WC and the ANNEXE ROOM which measures 14'6 x 10'10 (4.42m x 3.31m).

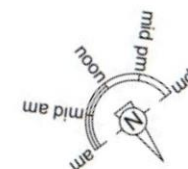
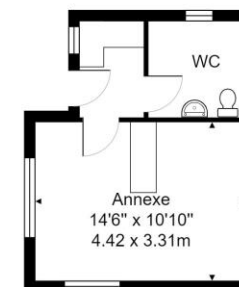
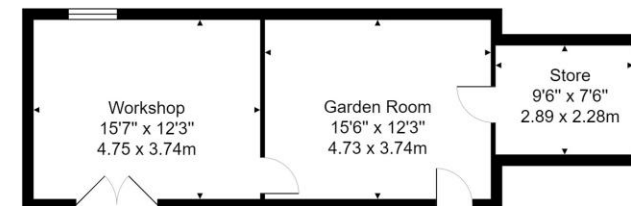
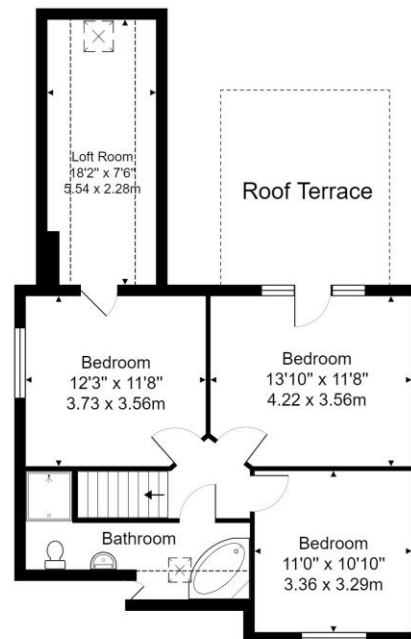
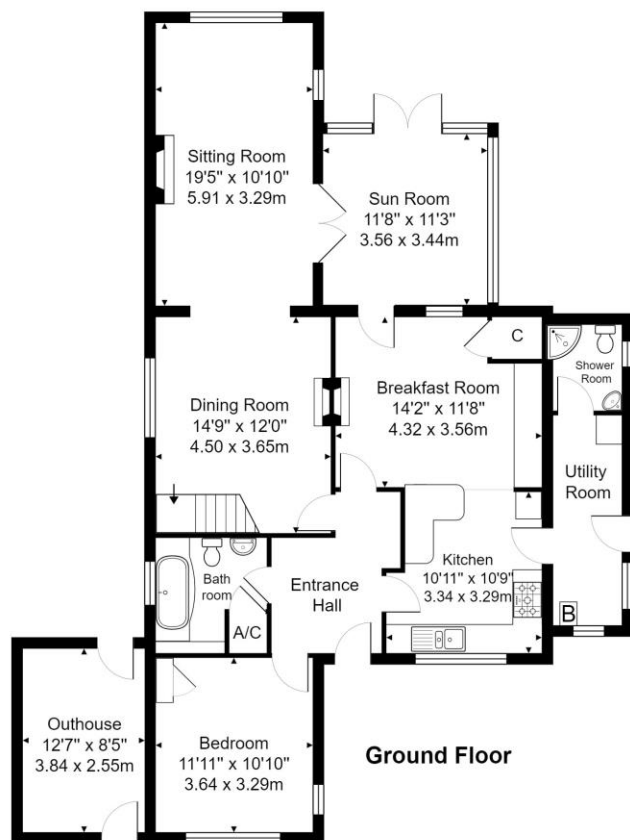
OUTHOUSE 12' 7" x 8' 5" (3.84m x 2.57m) Access doors to front and rear.

GARDEN OUTBUILDING 14' 6" x 10' 10" (4.42m x 3.3m) A useful and versatile space with power and light connected, comprising of three separate areas:-
WORKSHOP 15'7 x 12'3 (4.75m x 3.74m), **GARDEN ROOM** 15'6 x 123 (4.73m x 3.74m), **OFFICE / STORE** 9'6 x 7'6 (2.89m x 2.28m)

GARDENS The gardens are a real feature of this excellent family house. There is a generous frontage with shingled driveway providing off road parking for a number of vehicles and lawned area with mature trees. To the immediate rear and side of the house there is a large expanse of Indian sandstone patio providing a wonderful space for seating and entertaining and featuring a brick built BBQ / wood burner and log store. Steps to and from the patio lead to a large expanse of lawn with wonderful mature trees and shrubs interspersed throughout. Notable features include an old timber tree house and at the far end of the garden is a fantastic timber outbuilding forming a workshop, garden room and office / store with power and light connected. The rear garden enjoys a sunny south west aspect.

COUNCIL TAX BAND - F - £3,020.75 for the year 2020/21 (Wealden District Council)





House Approx. Gross Internal Area 1910 sq. ft / 177.4 sq. m
 Outbuilding Approx. Gross Internal Area 801 sq. ft / 74.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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