



14 Newton Willows, Groombridge TN3 9RF

Guide Price £550,000 Freehold

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Enjoying a highly desirable location within a favoured residential cul de sac. This property enjoys views from its front elevation onto the village's cricket ground and is set within a few 100 yards of Station Road, with a general store that affords day to day amenities plus a post office and an independent bakery. The recreation ground, village institute and the Junction public house are all within a similar distance. The highly regarded St Thomas Primary School is about 1/3 mile away. The house, which has been comprehensively updated in recent years, features replacement double glazed windows and doors and gas fired boiler located in the garage, it has a modern kitchen with quartz worktops, space for dishwasher and washing machine, integrated ovens and hob, plus replacement sanitary ware. The accommodation comprises entrance lobby, cloakroom, WC, lounge open plan to dining room, fitted kitchen. Upstairs there are three bedrooms all with fitted cupboards, bathroom with WC, a pretty front garden with a concealed seating area, driveway, attached garage and a fully enclosed rear garden making it extremely pet and child proof. The property is offered for sale free of any forward chain and is thoroughly recommended for an early viewing.

- No forward chain
- Prime central village location
- Cul de sac position
- Enclosed rear garden
- 3 bedrooms
- Bathroom with WC
- Cloakroom with WC
- Modern kitchen
- Replacement sanitary ware





LOCATION:

The picturesque and popular village of Groombridge, home to approximately 1,600 residents, straddles the Kent and East Sussex border and abounds with foot and bridle paths into neighbouring countryside. Groombridge Place Estate dates from the 13th Century with the current moated Manor House dating from the 1660s. As a village it provides day-to-day amenities with a well stocked general store, independent bakery and post office. There is also the highly regarded St Thomas' primary school, Ofsted rating 1 (Good) and a large regularly used Village Institute which houses a daily pre-school. There is also a doctors' surgery, 3 places of worship and 2 public houses.

The towns of Tunbridge Wells and Crowborough are both equidistant (about 5 miles) and offer more comprehensive shopping and cultural amenities, alongside secondary education. Eridge station is about 2 miles away accessing London Victoria and London Bridge stations in about 1 hour. Gatwick Airport is approximately 22 miles away.

Additional Information:

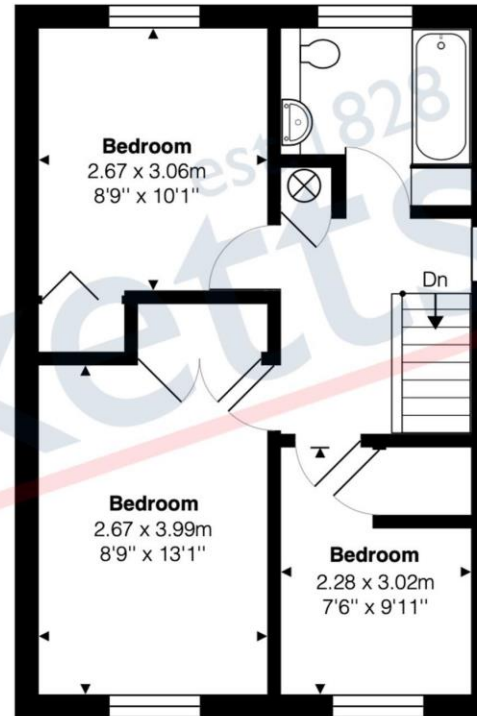
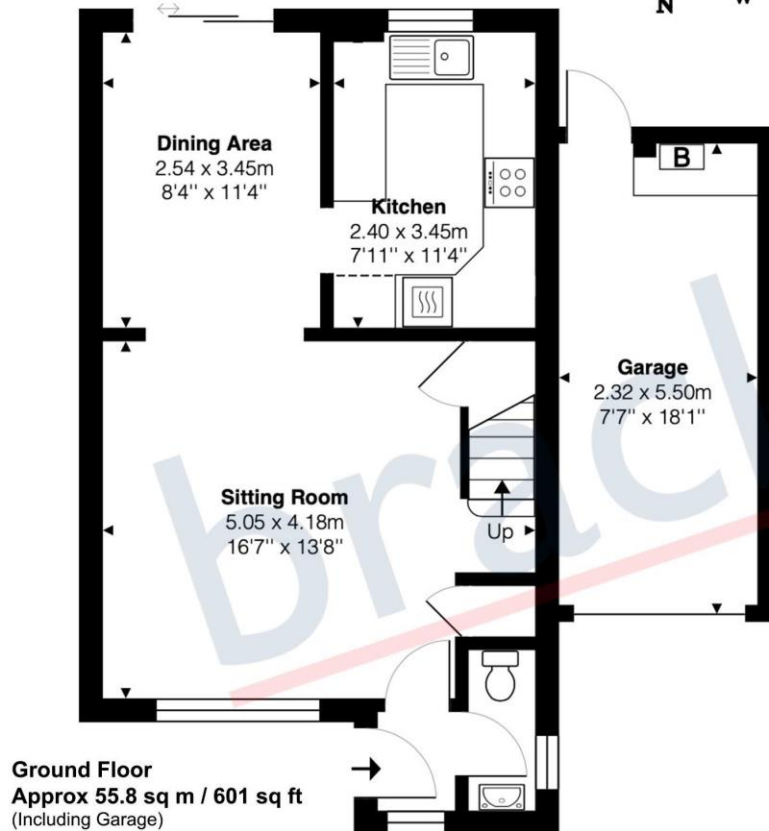
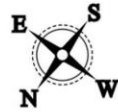
Council Tax Band: E



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Gross Internal Area Approx 95.2 sq m / 1024 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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