



3 Bird in Hand Street, Groombridge, Tunbridge Wells, Kent TN3 9QJ

Guide Price £460,000 Freehold

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A wonderful opportunity to acquire a Grade II* Listed cottage with beams and characterful features throughout. The property has a good sized rear garden with a westerly aspect and set in Groombridge's 'old town' so located in Kent and enjoys access to ribbons of foot and bridle paths in the neighbouring countryside. Refurbished and remodelled by the current owner, the accommodation currently comprises a sitting room, fitted kitchen by Harvey Jones to include Shaker-style units with cream door fronts and timber worktops, integrated dishwasher, washing machine and a large fridge with freezer compartment around an Aga. There is also a wet room/WC and access to an area of cellarage, a dining room with stairs to the first floor. Upstairs, there is a good sized principal bedroom and a second double bedroom (currently utilised as a spacious bathroom/WC). [The seller is prepared to reinstate this room to a bedroom, to make good, redecorate and recarpet at his expense between exchange of contracts and completion taking place.] There are steep stairs to a useful attic bedroom. The vendor of this property is also the owner of a double sized parking space located nearby to the rear of The Crown and The Walks which is available by separate negotiation with a guide price of £25,000.

- Characterful, Beamed Cottage
- Grade II* Listed
- Sitting Room with Inglenook Fireplace
- Spacious Beamed Dining Room
- Harvey Jones Kitchen with Integrated Appliances
- Ground Floor Shower Room/WC
- Large Principal Bedroom
- Bedroom 2 or Spacious Bathroom
- Attic Bedroom 2
- Westerly Aspect Garden & Optional Parking Spaces





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. 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 equi-distant (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: D

Leasehold Information:

The property is Leasehold
Lease Term: 999 years from 29 July 2005

Agent's Note:

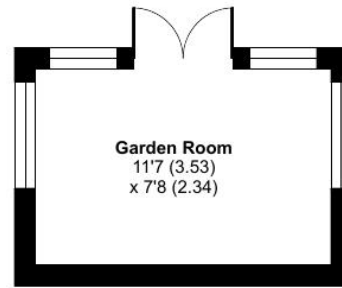
We are advised by the sellers that the Freehold of the property will be conveyed as part of the transaction.



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Approximate Area = 1370 sq ft / 127.2 sq m
 Limited Use Area(s) = 45 sq ft / 4.1 sq m
 Outbuildings = 100 sq ft / 9.2 sq m
 Total = 1515 sq ft / 140.5 sq m

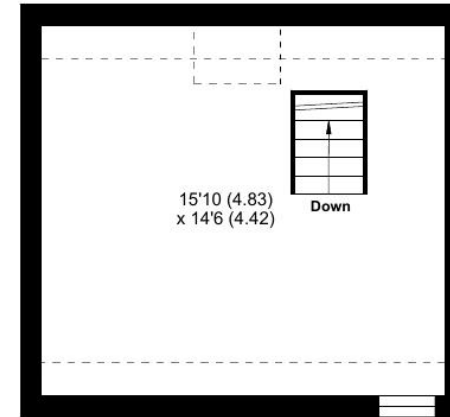
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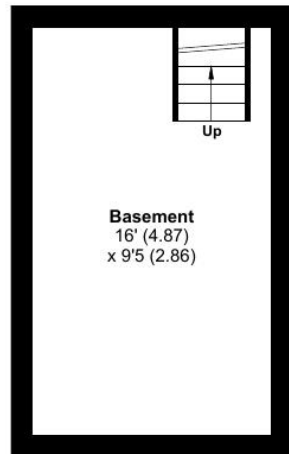
OUTBUILDING 1



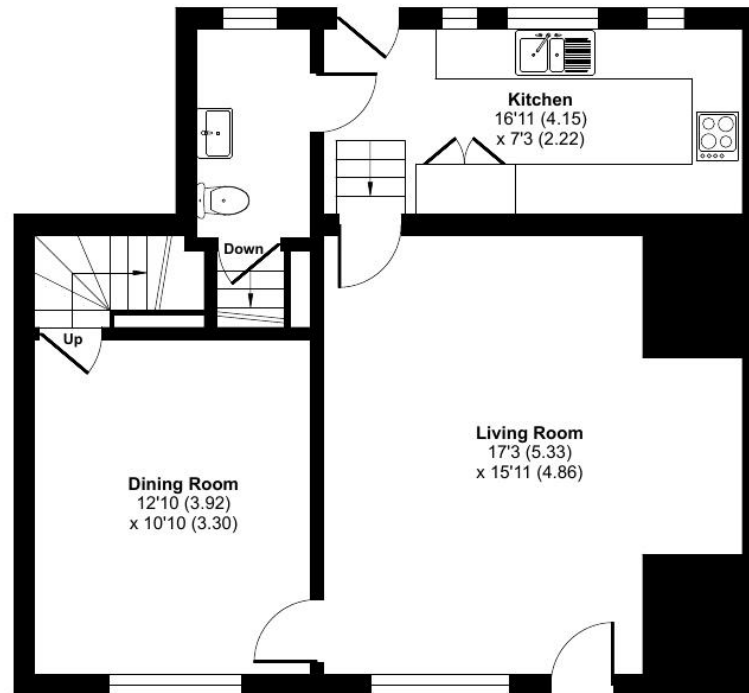
OUTBUILDING 2



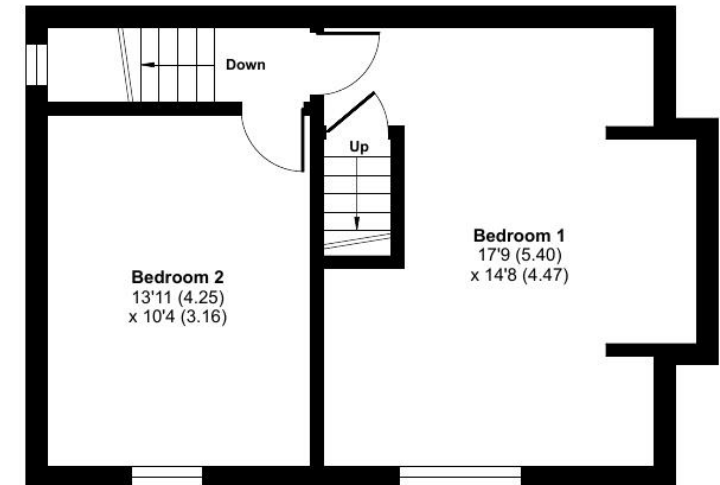
SECOND FLOOR



BASEMENT



GROUND FLOOR



FIRST FLOOR