



5 The Walks, The Green, Groombridge, Tunbridge Wells, Kent TN3 9QH

Price Range: £325,000 - £345,000 Leasehold

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A wonderful opportunity to acquire a period cottage brimming with beams, exposed timbers and characterful features throughout. The property, which is Grade II Listed and therefore EPC exempt, is offered for sale free of any forward chain and occupies an elevated location in Groombridge's old town, located in Kent, overlooking the village's green and close to The Crown Inn and St John's Church. The area abounds with foot and bridle paths into neighbouring countryside, there is nearby access to the grounds of the 120 acre Burrswood Estate, which was part of Groombridge Place until a "family division" in 1788, and subsequently purchased by David Salomons in 1832 who then commissioned a young Decimus Burton who designed the dwelling which now forms the principal hospital building.

The accommodation itself comprises to the ground floor, a living room open to a dining area, rear kitchen and a turning stairs to the first floor where there are two bedrooms, a bathroom and a separate WC. With gas fired central heating, the property has two areas of 'Flying Freehold' with the first floor of No. 4 wrapping over the dining area and the larger bedroom of No. 5 being over the reception space of No. 6. From the kitchen door, there is a rear courtyard and then pedestrian access to a further area of garden.

- Characterful Home
- Grade II Listed
- Gas Central Heating
- 2 Double Bedrooms
- Parking On-Street
- Courtyard & Further Area of Garden
- Flying Freehold
- No Onward Chain







## 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 (open 7 days a week), independent bakery and post office.

There is also the highly regarded St Thomas' primary school 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: E

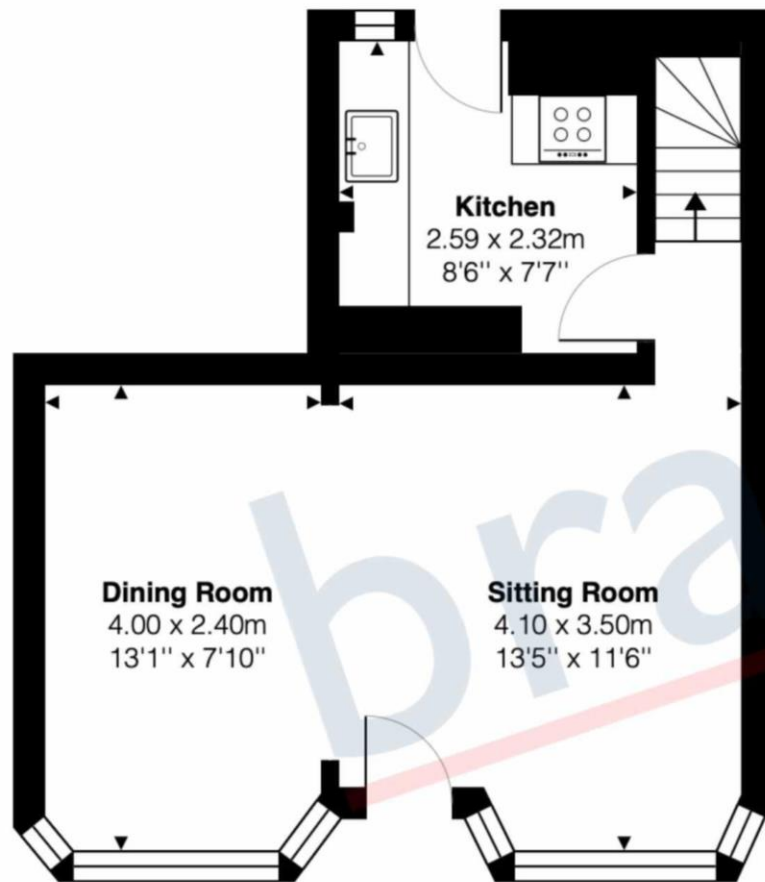
## Leasehold Information:

The property is Leasehold and benefits from a 999 year Lease from 01 February 2001 with a peppercorn ground rent.

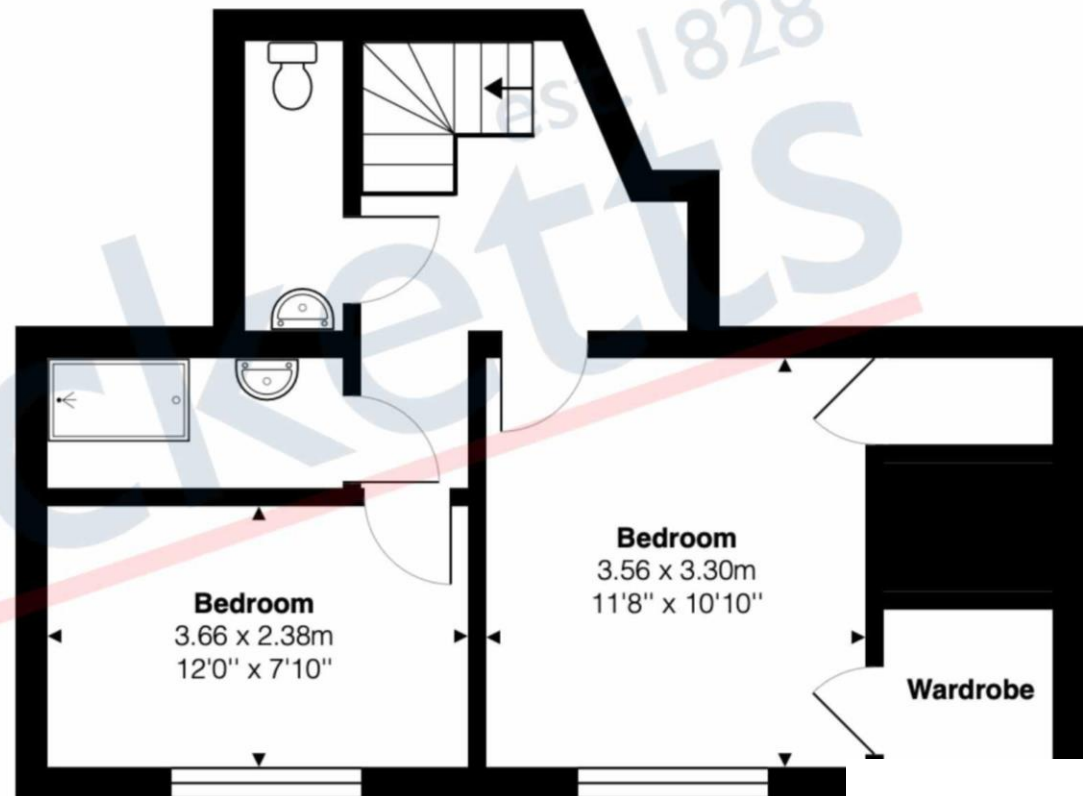


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Gross Internal Area Approx 74 sq m / 797 sq ft



**Ground Floor**  
Approx 34 sq m / 369 sq ft



**First Floor**  
Approx 40 sq m / 428 sq ft