



7 Providence Cottages Corseley Road, Groombridge – TN3 9RP
Tunbridge Wells

Guide Price **£450,000**

bracketts
est. 1828



A wonderful opportunity to acquire a period terrace cottage, which affords a number of character features and enjoys an unrivalled central location close to the village amenities, being within a quarter of a mile of the highly regarded St Thomas' Primary School and a similar distance from the day-to-day shops in Station Road. The house is also well placed for foot and bridle paths, accessing the nearby countryside, the village affords two public houses, two churches, a doctor's surgery and a village hall which accommodates a preschool during the week. The cottage has rendered front elevations and a pitched slate roof. It is considered to be in excellent decorative condition and has gas fired central heating and double glazing. Via a door to the side is a bright Dining Room with stairs up, a deep understairs store cupboard and access to a Kitchen, which has an L - shaped range of working surface, base and wall units with are hand-painted door fronts, there's a sink, hob, oven integrated. The room enjoys twin aspects and has a door to the rear garden. A snug sitting room, which has some decorative panelling as per the dining room, has a window to the front, exposed brick chimney breast and an alcove cupboard.



On the First Floor, there is a wide principal bedroom with a window to the front elevation and bulkhead storage above the stairs. The remaining first floor accommodation is cleverly divided to provide two further bedrooms and a bathroom and WC, which has a modern white suite, with chrome fittings that comprises a WC, bath with generous tiling and shower fitment, and a washbasin. Outside there is a small front garden behind a picket fence. Shared access to the side of the cottage affords a gate to the rear garden which is an attractive feature of the property and of a good depth with an outbuilding, lawns, beds and borders.



Providence Cottages, Corseley Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 787 sq ft / 73.1 sq m

For identification only - Not to scale

