



27 Orchard Rise, Groombridge, Tunbridge Wells, Kent TN3 9SA

Guide Price £1,075,000 Freehold

When experience counts...

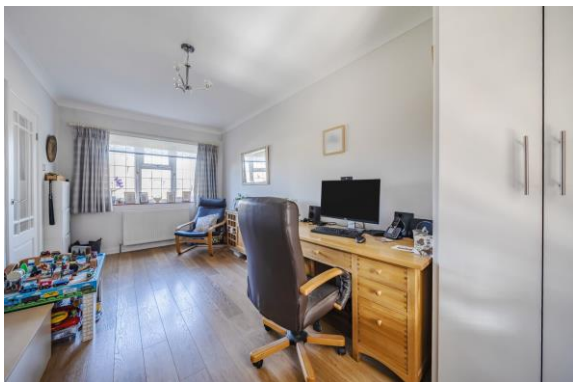
est. 1828  
**bracketts**



Occupying arguably the prime location within this highly regarded road being set at the head of a cul-de-sac with a south-facing garden and appealing far reaching views across the village towards the countryside around Groombridge Hill and Burrswood. The house is conveniently situated for the village's principal amenities, in particular, St Thomas' highly regarded primary school and the day-to-day shopping facilities in Station Road. The property itself comprises a striking, detached residence, well maintained by the current owners with just a modest ground floor extension, there is considerable potential for further amendment or alteration. The accommodation currently comprises a generous entrance hall, cloakroom/WC, sitting room with fireplace, dining room, study/playroom, well fitted kitchen/breakfast room with high gloss door fronts and granite worktops. The integrated appliances include a Neff five ring induction hob with extractor fan over, a Neff double oven with warming drawer, Miele dishwasher and a concealed fridge / freezer. Utility room. On the first floor, there is a generous landing, principal bedroom with fitted wardrobes extending to one wall, en suite shower room. Bedroom 2 has a vanity unit and a window to the rear. Bedroom 3 enjoys twin aspects with an eaves storage cupboard and bedroom 4 has a window to the rear. Family bathroom/WC. To the outside, the house enjoys a generous plot with a long driveway providing off road parking for numerous vehicles and your own lamp post light. There is an attached garage with up-and-over door, light and power and housing the gas fired boiler. To the side, there is a timber shed and an adjacent log store. To the rear, the garden enjoys a southerly aspect, outside lights, taps, power points, further shed, a full width level patio, raised planters and productive areas of gardens, lawns, established borders and specimen trees.

- Prime Village Location
- Fine Views from the Front Elevation
- Head of Cul-De-Sac
- Well Maintained
- 3 Reception Rooms
- Modern Fitted Kitchen with Integrated Appliances
- Utility Room
- 4 Bedrooms
- Attached Garage
- Viewing Recommended by Vendors' Sole Agents



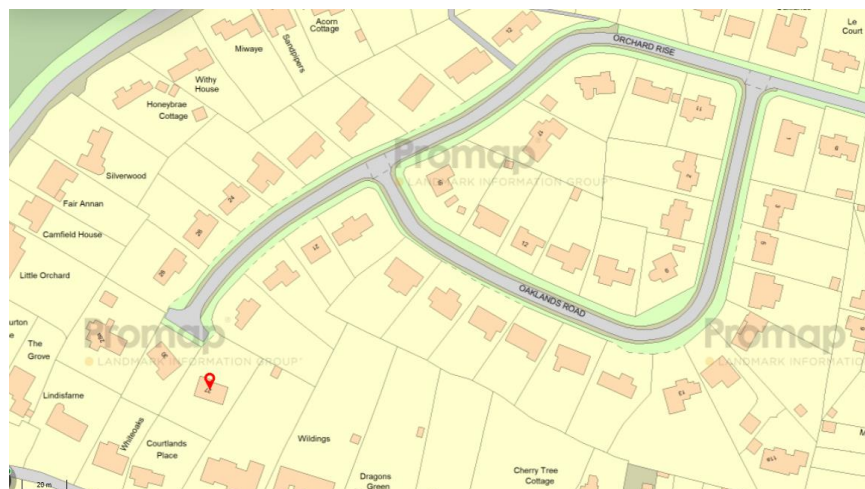


## LOCATION:

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 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: G



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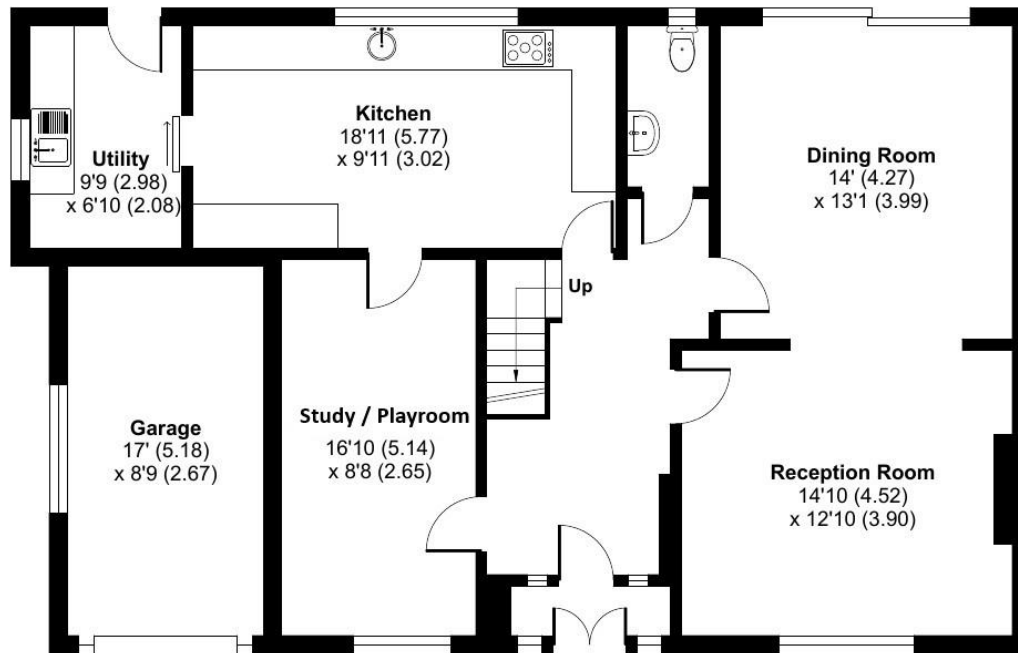
Approximate Area = 1877 sq ft / 174.3 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

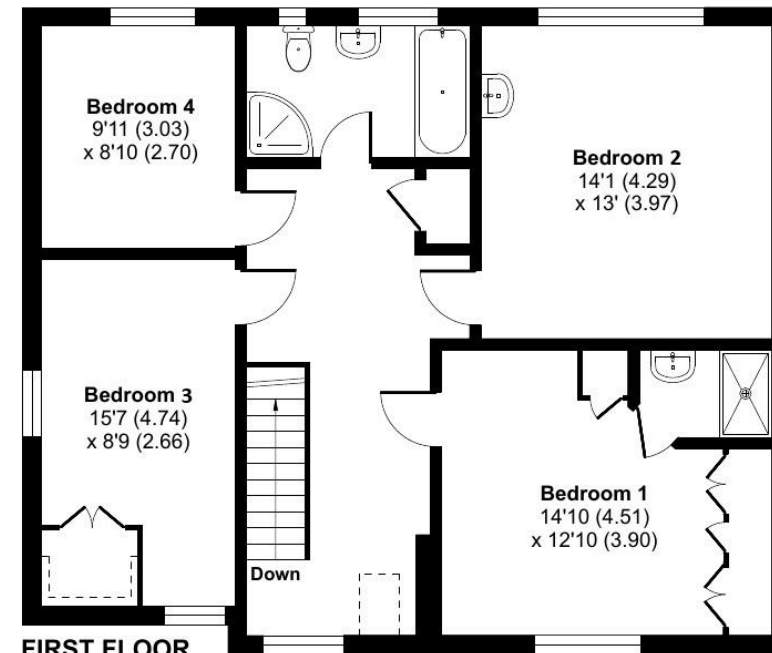
Garage = 145 sq ft / 13.4 sq m

Total = 2031 sq ft / 188.5 sq m

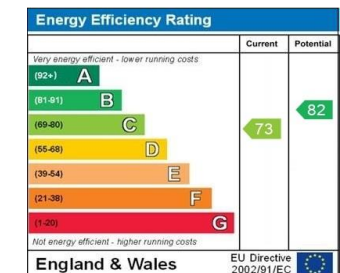
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Bracketts llp. REF: 1264231

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