



Goldsmiths Kennels, Park Corner, Groombridge, Tunbridge Wells TN3 9NL

Guide Price £645,000 Freehold

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Bracketts are delighted to offer for sale this semi-detached cottage that is offered for sale free of any forward chain and enjoys an enviable rural location, heaps of potential and 2 significant outbuildings. The property has been priced to reflect its current condition requiring updating and modernisation. However, it affords an opportunity to remodel and extend, subject to the usual local authority consents and the most fantastic, far reaching rural views to the south. The ground floor accommodation comprises an entrance porch, L-shaped reception room, a kitchen/breakfast room with double drainer sink and pantry, a sunroom with fine views and a cloakroom and WC. Upstairs there are 3 double bedrooms, the second of which is accessed via a dressing area and shower cubicle, bathroom and WC. Accessed from Eridge Road is a substantial garage/workshop with light and power and tucked in the opposite corner of the garden a brick workshop with a pitched tile roof.

- Delightful rural location
- One mile south of Groombridge
- 1,500 sq ft (139 sq m) of accommodation plus 2 outbuildings
- No forward chain
- Gas central heating
- Sun Room
- 3 double bedrooms
- Superb far reaching rural view to the south
- Abundant potential





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 equi-distant (about 5 miles) and offer more comprehensive shopping and cultural amenities, alongside secondary education. Eridge station is about 1 mile away accessing London Victoria and London Bridge stations in about 1 hour. Gatwick Airport is approximately 22 miles away.

Goldsmiths Kennels enjoys a superb rural position approximately one mile to the south of Groombridge village and a similar distance north of Eridge railway station with abundant foot and bridle paths in the immediate vicinity. The property enjoys a wonderful location within striking distance of amenities.

Additional Information:

Council Tax Band: G



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Eridge Road, Groombridge, Tunbridge Wells, TN3

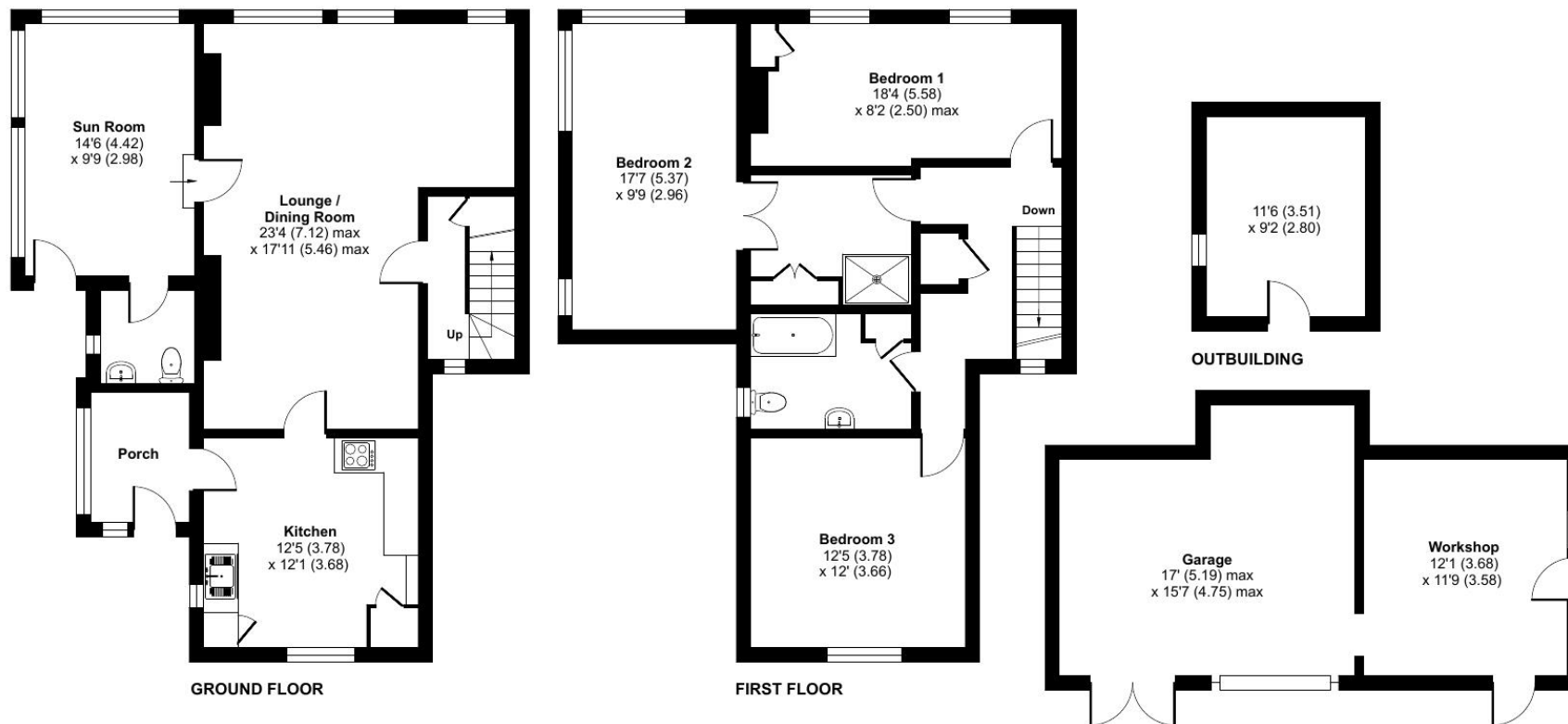
Approximate Area = 1521 sq ft / 141.3 sq m

Garage = 390 sq ft / 36.2 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 2017 sq ft / 187.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	48	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Bracketts llp. REF: 1272036

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