



2 Burrswood Villas, Withyham Road, Groombridge, Kent TN3 9QW

Guide Price £495,000 Freehold

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Bracketts are delighted to be offering for sale this Edwardian semi-detached house. Refurbished by the current owner creating an appealing home with character features, with restored wooden flooring to the ground floor, and fully renovated kitchen and bathroom. The accommodation, which has gas central heating and double glazing, comprises sitting room, open plan to kitchen breakfast room, the kitchen being fitted with a generous extent of base and wall units, pantry and integrated appliances. From here there is access to a dining room with a door to the exterior and a window overlooking the rear garden. A generous bathroom with separate shower and bath complete the ground floor. Upstairs there are three bedrooms, two of which are generously sized doubles. To the front of the property there is off-road parking, and side-access to a most appealing west facing rear garden. A large patio area leads on to a lawn, established beds and borders, all of which frame a fine far-reaching vista across neighbouring fields and the countryside beyond.

- Central village location
- Backing onto farmland and countryside
- Off-road parking facilities
- Stripped and polished flooring to ground floor
- Living room with fireplace provision
- Spacious bathroom with new suite
- High gloss kitchen with integrated appliances
- Three bedrooms
- Fine far-reaching views
- St Thomas Primary School 1/3 mile away

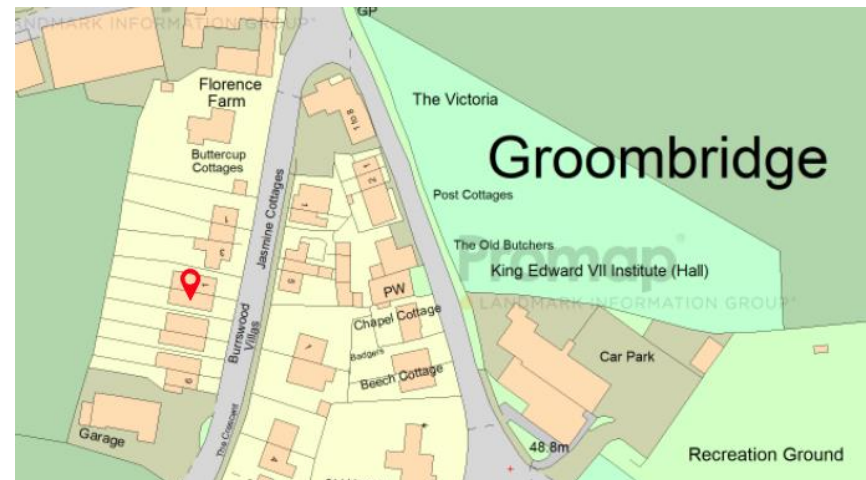




LOCATION:

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 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: C

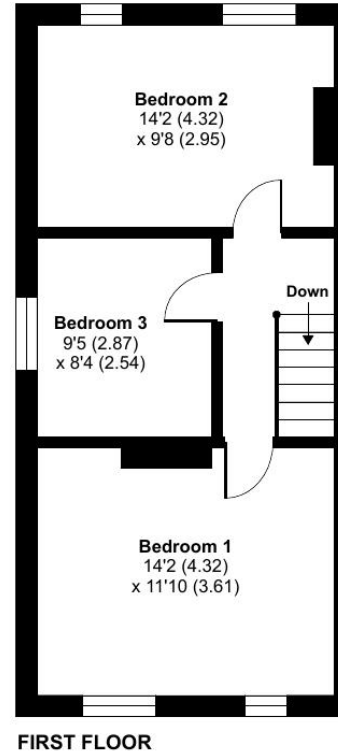
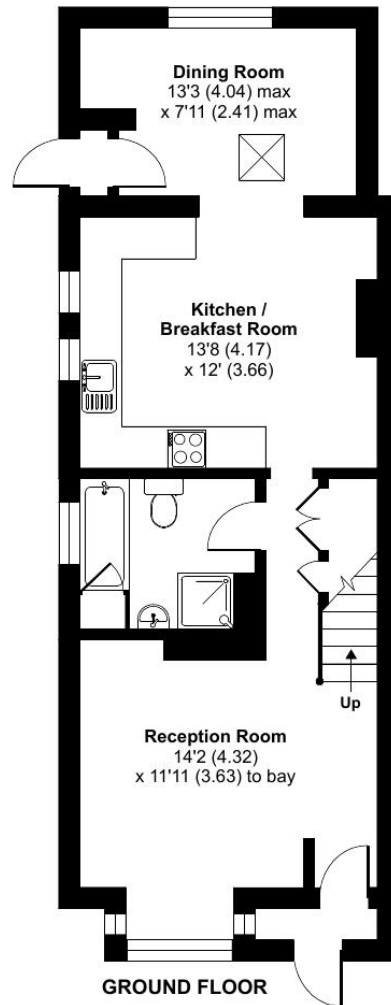


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Burrswood Villas, Withyham Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	69	
(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). © n/checom 2025. Produced for Bracketts llp. REF: 1298029

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