



24 Orchard Rise, Groombridge, Tunbridge Wells, Kent, TN3 9RZ

Guide Price £799,500 Freehold

When experience counts...

est. 1828  
**bracketts**



A wonderful opportunity to acquire something of a blank canvas. This detached house constructed in the 1960s, has tile hanging to its front elevation and affords an opportunity to modernise and extend a family sized home in a highly desirable location. **Ground Floor** covered porch, generous hallway with timber flooring, cloakroom/WC, through-lounge with fireplace, glazed double doors to the rear garden, dining room with window to front. Kitchen, with elderly fittings, sink, assorted base units, twin windows to rear, door to side and pantry cupboard. **First Floor** a generous landing with hatch to the loft space and an airing cupboard. There are four bedrooms in all, three of which have recessed double width wardrobe cupboards, the fourth bedroom does not, separate WC, bathroom. **Outside** there is a level lawn, driveway access to an attached garage, to the rear there are seating areas, a greenhouse, raised planters and the remainder being primarily lawned, with assorted mature beds and borders. The property enjoys an elevated location within Orchard Rise, a highly favoured location being family friendly and set at the top of the cul de sac, which affords access to St Thomas Primary School and church and the village's assorted amenities, all of which are accessible within a third of a mile.

- Favoured village location
- Popular Groombridge setting
- 1960s detached house, requiring updating and modernisation
- Four bedrooms
- Two reception rooms
- Gas central heating
- Replacement double glazed windows
- No forward chain
- Viewing highly advised







## 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.



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

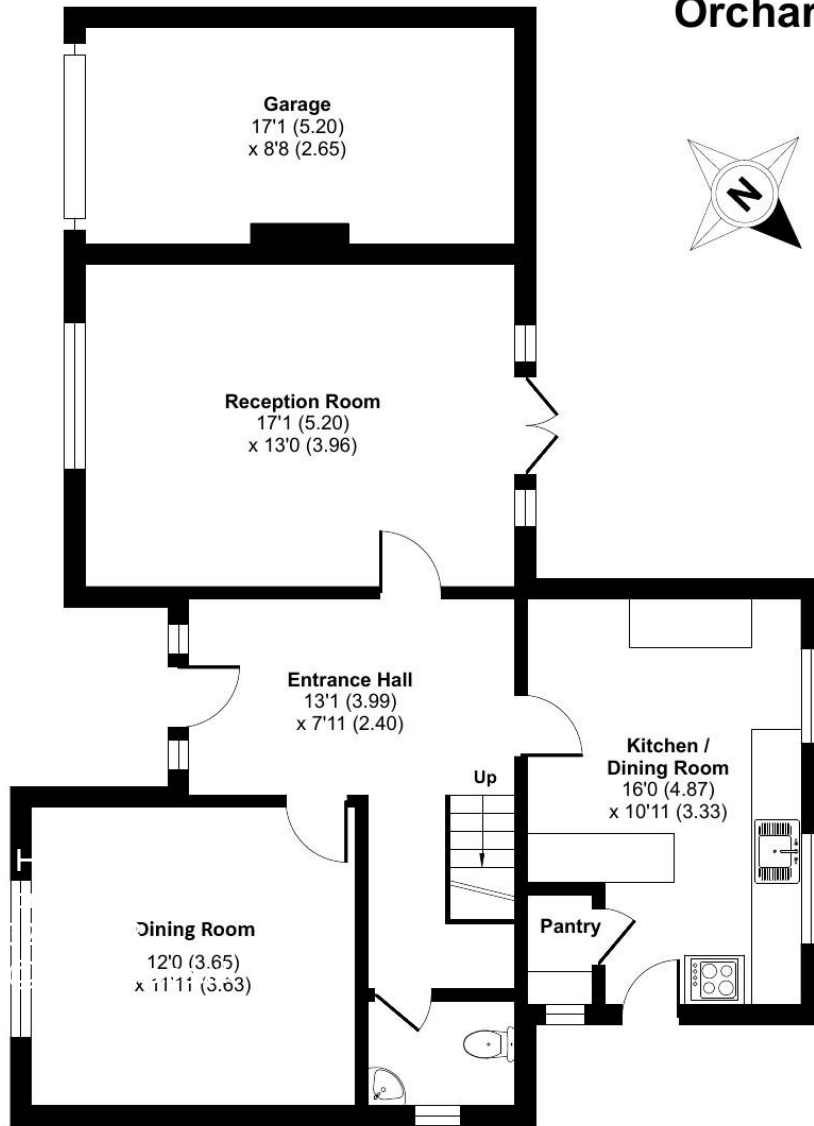
# Orchard Rise, Groombridge, Tunbridge Wells, TN3

Approximate Area = 1553 sq ft / 144.2 sq m

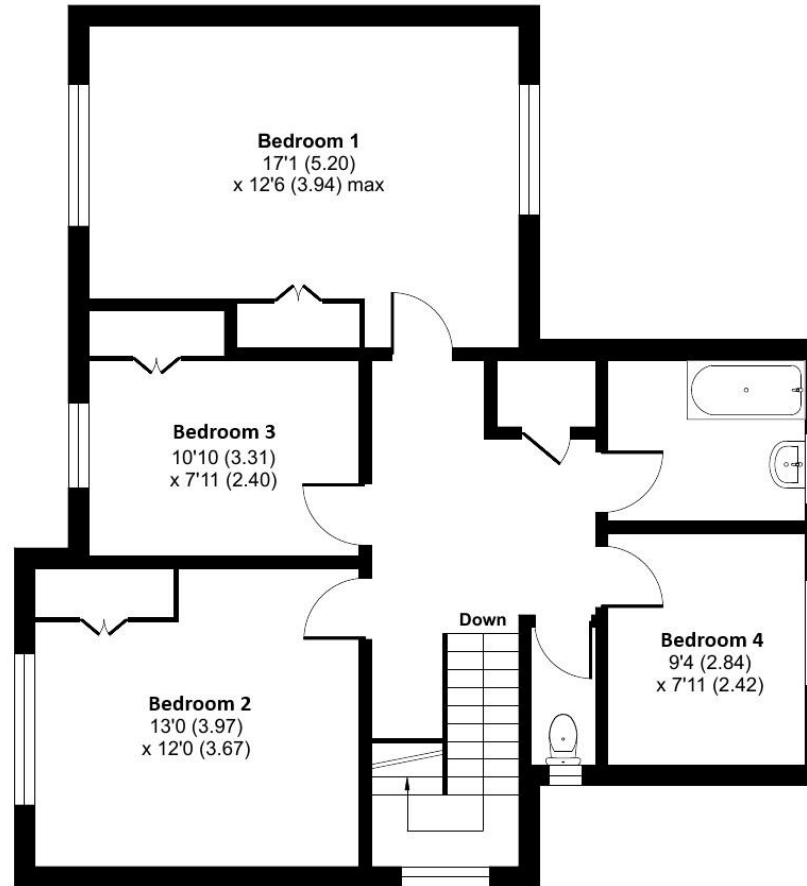
Garage = 150 sq ft / 13.9 sq m

Total = 1703 sq ft / 158.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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). © n1checom 2025. Produced for Bracketts llp. REF: 1304296

27-29 High Street  
Tunbridge Wells, Kent TN1 1UU  
01892 533733  
tunbridgewells@bracketts.co.uk

When experience counts...

est. 1828  
**bracketts**