



11 Bird In Hand Street, Groombridge, Tunbridge Wells TN3 9QJ

Guide Price £575,000 Freehold

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Considered by Bracketts to afford a wonderful opportunity to acquire an attached Grade II listed cottage, abounding with beams and character features throughout, being well screened to the front elevation by mature hedging. The accommodation unusually affords a high degree of flexibility for a period property in terms of its use. It also benefits from a substantial area of garden to the side of the property, with a substantial timber home office with power and hard-wired wi-fi connection. With a stable door affording access to the kitchen which has L-shaped timber worktops, inset glazed sink and gas hob, assorted base units and utility space, utility/laundry area, separate WC and bathroom. The beamed reception room has a large inglenook fireplace with a feature Bressumer over dining room, snug sitting room/bedroom 3. On the first floor, two double bedrooms and access with further stairs to a loft space on the top (second floor). Bisected by a path running to the side of the property (also serving number 12) is a large lawn garden area well screened from Bird in Hand Street with a substantial timber home office accessed via bi-fold doors to the front, with laminate flooring and hardwired wi-fi, light and power. Half a mile from the village centre with assorted foot and bridal paths on the doorstep.

- Attached beamed cottage
- Grade II star listed
- Sitting room with an inglenook fireplace
- Dining room and snug/bedroom 3
- Kitchen and utility room
- Gas central heating
- Large garden
- On street parking
- Close to foot and bridle paths into neighbouring countryside





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 2 (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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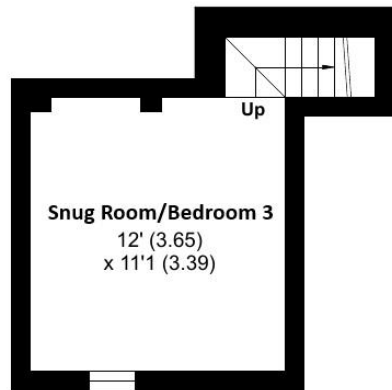
Approximate Area = 1494 sq ft / 138.7 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Outbuilding = 259 sq ft / 24 sq m

Total = 1801 sq ft / 167.1 sq m

For identification only - Not to scale

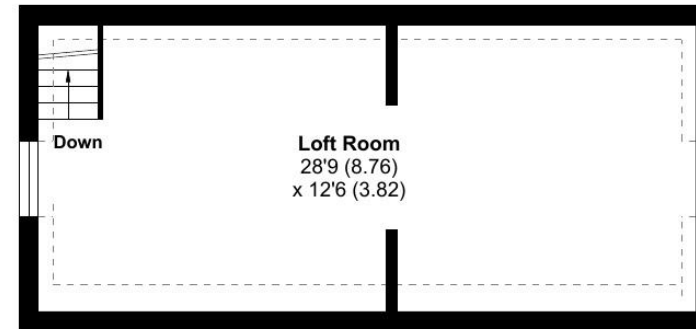


LOWER GROUND FLOOR

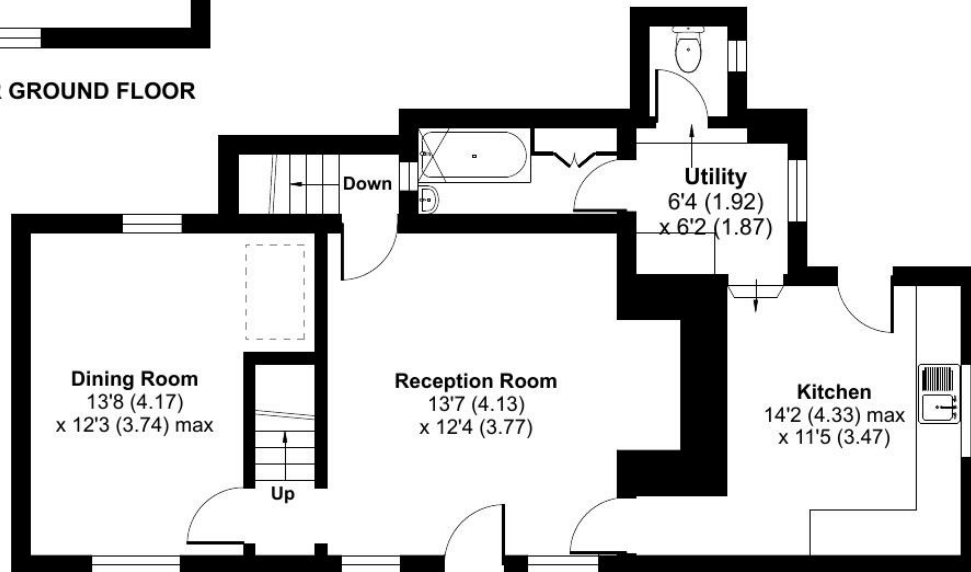


OUTBUILDING

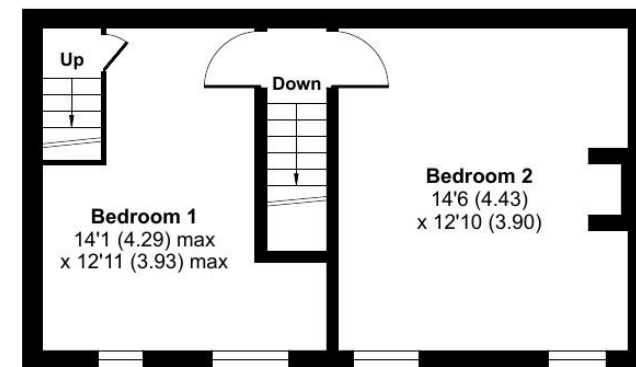
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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