



9 Broad Oak, Groombridge, Tunbridge Wells, Kent, TN3 9SD

Guide Price £900,000 Freehold

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Bracketts are delighted to be bringing to the market an appealing detached house that is offered for sale with no forward chain. The house enjoys an enviable location in the heart of the village, situated in a cul-de-sac of just a dozen houses, close to local amenities and St Thomas Primary School. The ground floor accommodation includes a spacious entrance hall, study. The reception room overlooks the rear garden and features a wood burner and a door to the exterior. From here, there is access to a bright kitchen and dining room a through room with a kitchen area fitted with a range of floor and wall units, centred around a range-style cooker, integrated dishwasher, fridge, and freezer. There is engineered oak flooring throughout the ground floor. A covered walkway links the kitchen to a utility room from the partially converted tandem-length garage. Upstairs, there is a generous landing with a hatch to the loft space. There are four bedrooms, three of which have recessed wardrobe cupboards, and a modern bathroom with white sanitary ware and chrome fittings, the bathroom includes a generously tiled area adjacent to the bath, which also has a shower mixer and glazed shower screen, pedestal wash basin, and WC. Outside, an open plan front garden with specimen trees and driveway. The rear garden has a decked seating area adjacent to the house, a central lawn with assorted mature beds and borders.

- Central village location
- Appealing part tiled house
- Detached property
- No forward chain
- Three reception areas
- Fitted kitchen with integrated appliances
- Four bedrooms
- Bathroom and WC
- Ground floor cloakroom and WC
- Gas central heating
- Double glazing





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: G



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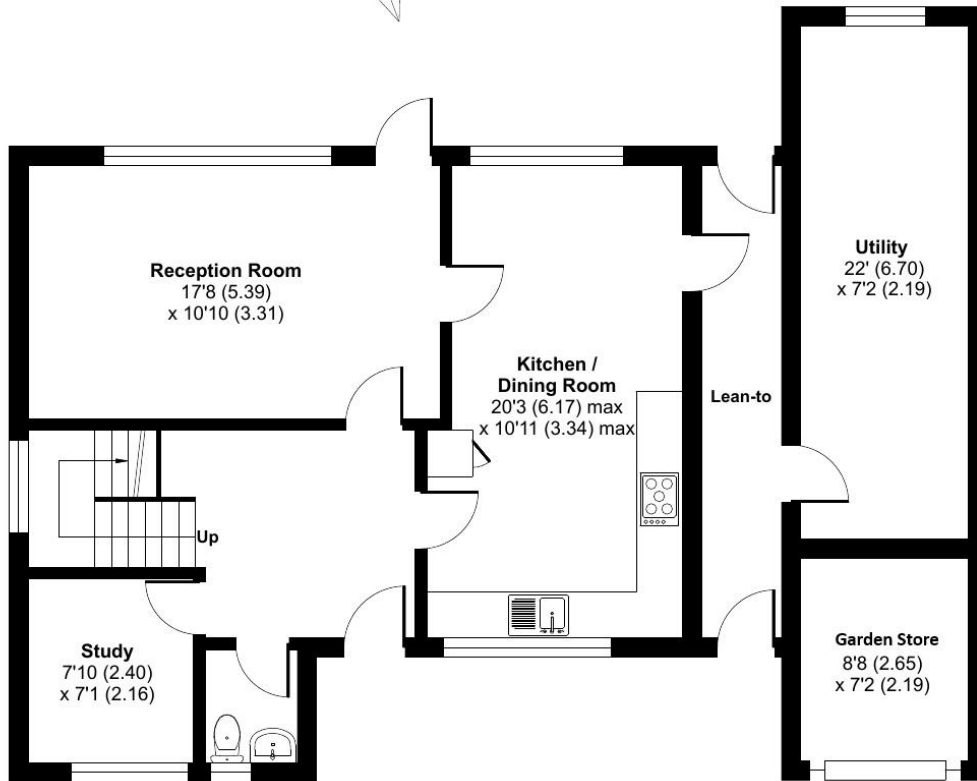
Approximate Area = 1260 sq ft / 117 sq m (excludes lean-to)

Garage = 62 sq ft / 5.7 sq m

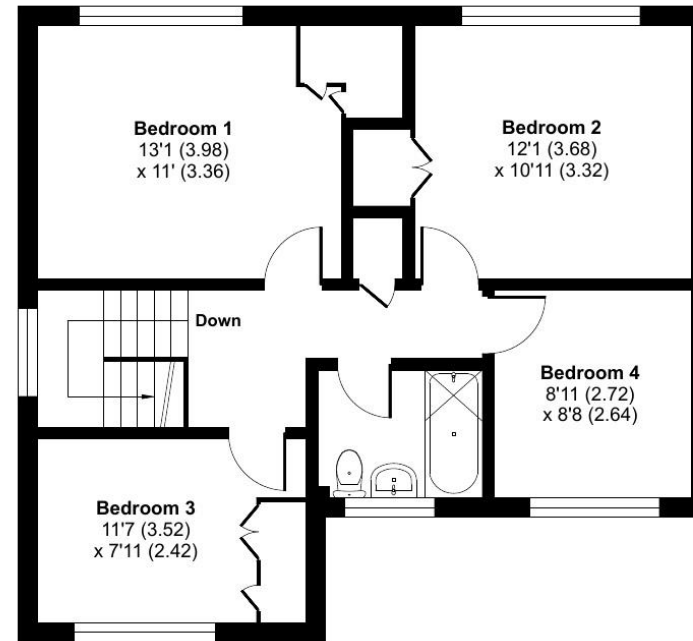
Outbuilding = 158 sq ft / 14.6 sq m

Total = 1480 sq ft / 137.3 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). © nchecon 2025. Produced for Bracketts LLP. REF: 1325907

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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

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