



Hammonds, Corseley Road, Groombridge, Tunbridge Wells, Kent TN3 9RN

Price Range: £350,000 - £375,000 Freehold

When experience counts...

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**bracketts**



Set centrally within this popular village, this semi-detached property takes its name from a former general store and butchers, which was converted many decades ago into two residential dwellings. The property is offered for sale with no forward chain and is priced to reflect its current condition. The accommodation on the ground floor includes a generous hallway that opens into a bow-fronted reception room, there is also a cloakroom, a kitchen, and a dining area that leads into a utility room. Upstairs, there are two bedrooms along with a bathroom and separate WC. The property benefits from gas central heating (untested) and double-glazed windows. To the rear, there is a small enclosed courtyard garden, which opens onto an off-road parking space accessed from Meadow Road. Its enviable central location places the property just a few hundred yards from Station Road and its day-to-day amenities, the Village Institute and Recreation Ground are also nearby, and the property is just a quarter of a mile from the highly regarded St. Thomas Primary School.

- Central Village Location
- Semi-Detached Home
- Generous Hallway
- Cloakroom with WC
- 20-foot Reception Room
- Two Bedrooms
- Bathroom with WC
- Enclosed Rear Garden
- Off-road Parking
- No Forward Chain







## 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

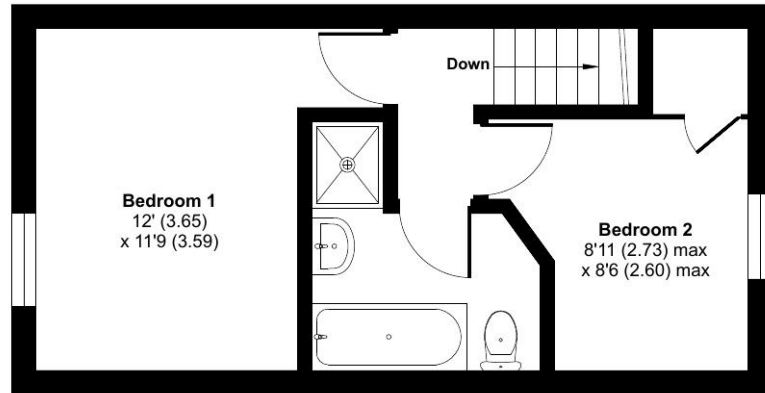


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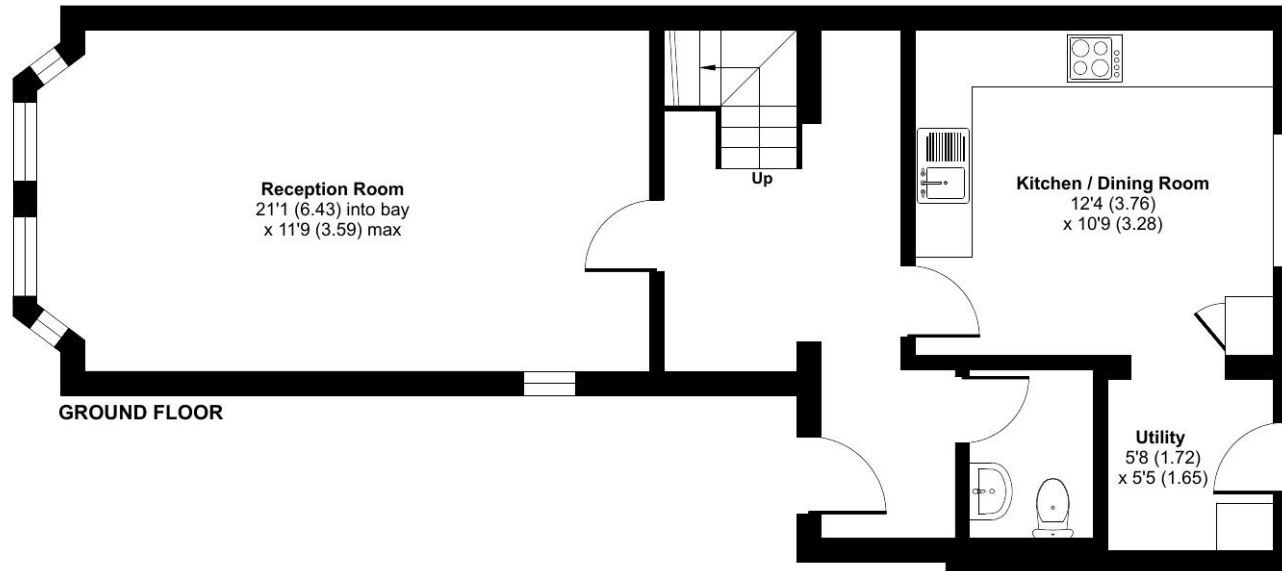
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Approximate Area = 879 sq ft / 81.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1320255

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(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	