



I Jasmine Cottage, Withyham Road, Groombridge, Kent TN3 9QN

Guide Price £475,000 Freehold

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Bracketts are delighted to be offering for sale this late Victorian semi-detached cottage, significantly extended to the side and rear, by former owners. The house now affords a flexibility of use, with modern kitchen and sanitary fittings that complement the numerous character features. There is natural timber flooring to much of the ground floor which comprises hallway, sitting room with woodburner on tiled hearth, and second reception room leads to a small study recess, an attractive kitchen /dining room has a generous kitchen area with a u-shaped sweep of quartz worktop around a central range style cooker in a farmhouse style with deep glazed sink with mixer taps . Integrated dishwasher, fridge and freezer and matching suspended eye level cupboards/cabinets. Rear lobby and ground floor shower room/WC white suite and generous tiling. Upstairs landing with loft hatch, 3 bedrooms and a bathroom/WC. Outside off road parking via a dropped kerb to the front side gate to enclosed rear garden with raised borders, lawn and a paved seating area. Located centrally within the village the property is therefore within a few 100 yards of Groombridge's day to day amenities and a ¼ mile or so from the highly regarded St Thomas Primary School.

- Victorian Semi-Detached
- No forward chain
- Three reception areas
- Modern kitchen with integrated appliances
- Three bedrooms
- Off road parking
- External rear garden
- Highly regarded village location





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: D

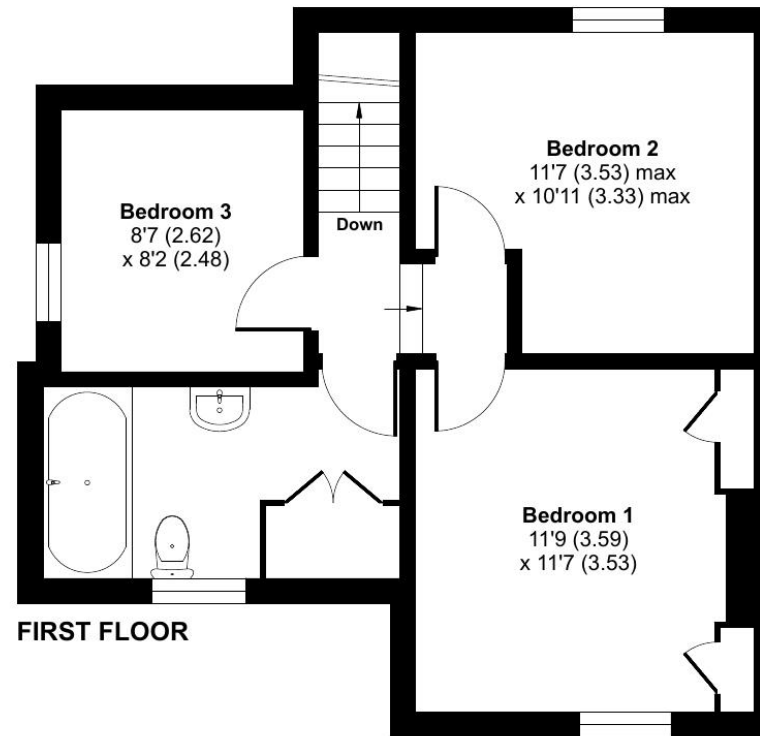
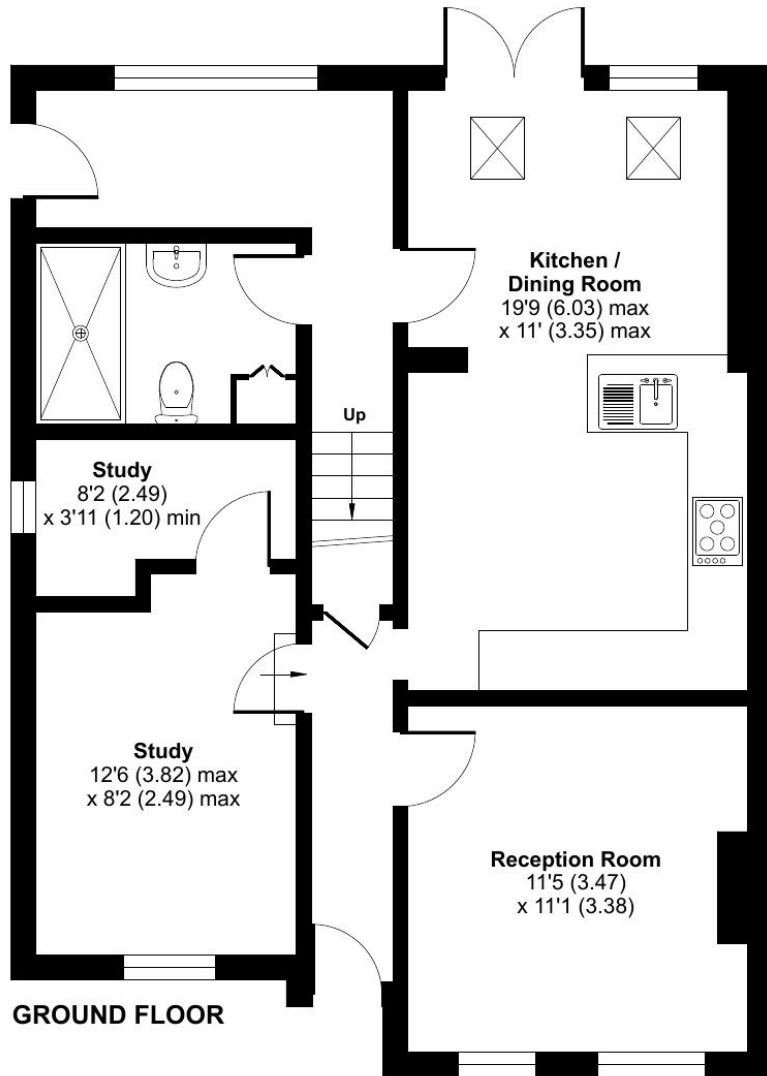


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Withyham Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Bracketts llp. REF: 1365988

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