



Primrose Cottage Groombridge

Tunbridge Wells

Guide Price £500,000 - £525,000

bracketts
est. 1828



Primrose Cottage Withyham Road

Groombridge, Tunbridge Wells

The property, having been thoughtfully extended by previous owners, affords a bright home with generous Ground Floor accommodation, gas central heating and recently replaced double glazed windows throughout. The accommodation is arranged as follows. The Ground Floor, a bright Hallway/Study area, built in furniture and desk, wall radiator, understair cupboard and a twin aspect, storage cupboard, Cloakroom with WC, Sitting Room with window to front, a brick feature fireplace and hearth with wood burner and glazed double doors to Dining Area with radiator, double doors to the Rear Garden, open plan to the Kitchen, U shaped sweep of work surface inset with one and a half bowl, sink, mixer tap, base units and utility space, high level cupboards, space for fridge, freezer, canopy above the cooker, with cupboards to either side, windows to the rear and a concealed radiator in a cabinet.

On the First Floor there is a spacious Bathroom with a recently installed white suite with chrome fittings, half height tiling behind a bath, WC, vanity wash basin with cupboard beneath and a wide shower cubicle with glazed walls, radiator, spotlights to ceiling and window to front. Bedroom 1 has a window to the rear, twin sliding doors to recess wardrobe. Bedroom 2, window to rear with radiator beneath, dressing table and fitted furniture. From the first floor landing a turning staircase extends to attic Bedroom 3 with an extensive range of fitted furniture, double radiator, eave storage and a Velux window. Council Tax band: TBD

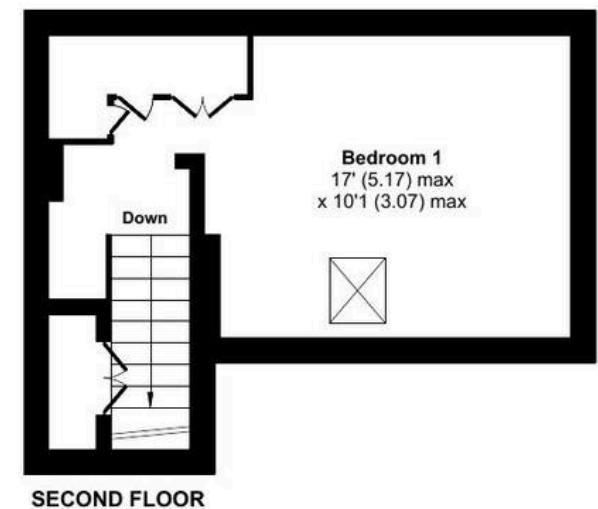
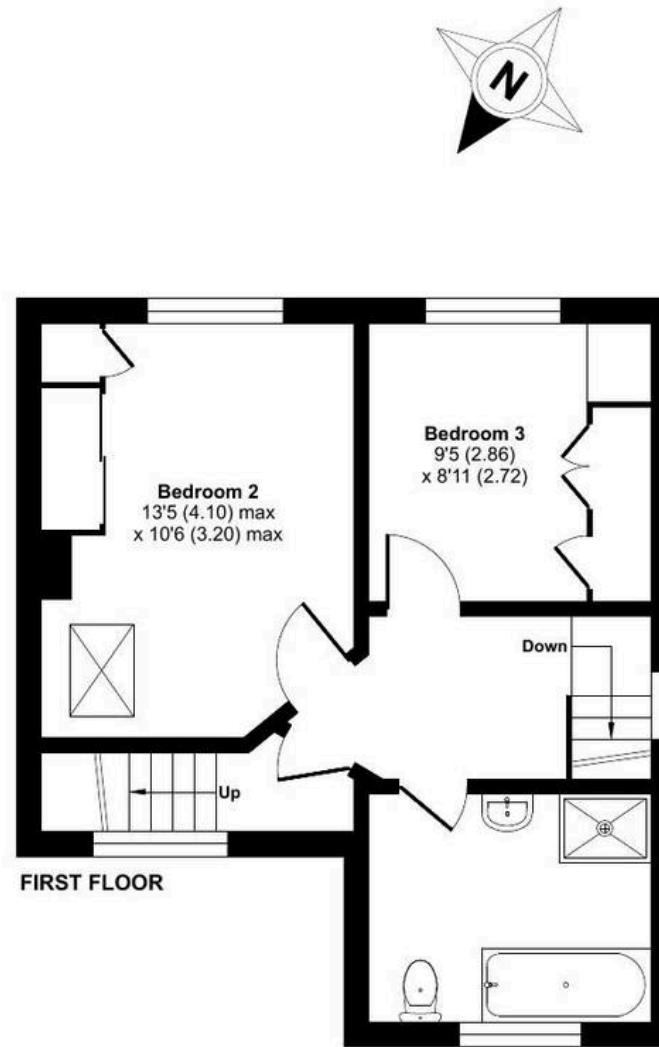
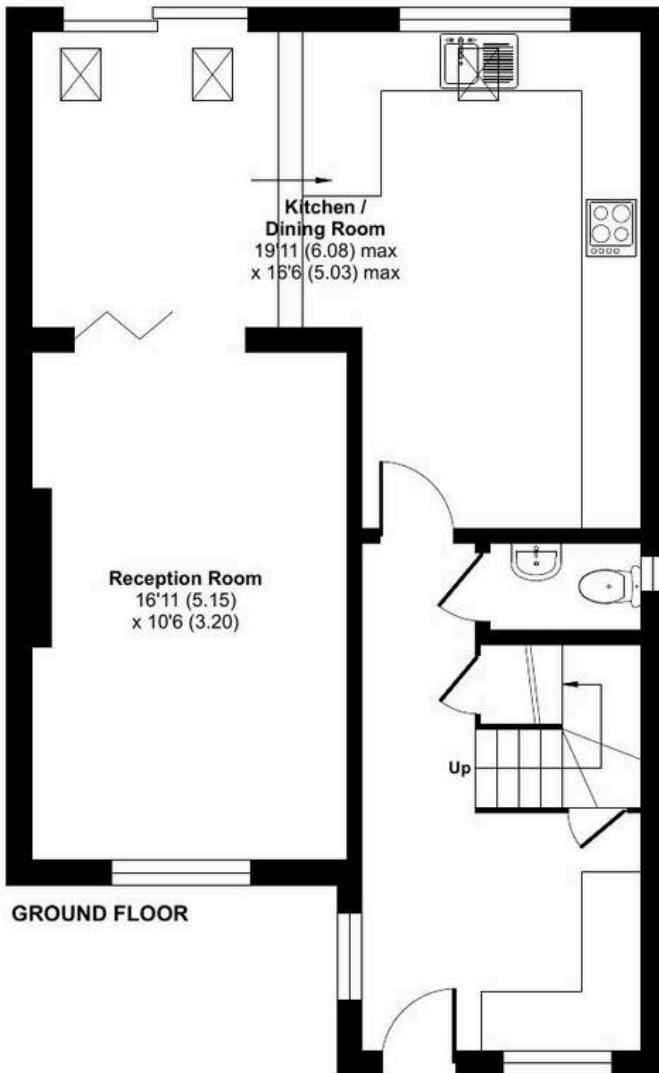
Tenure: Freehold



Withyham Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 1211 sq ft / 112.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Bracketts IIP. REF: 1372127