



Burrswold Villas Withyham Road, Groombridge – TN3 9QW
Tunbridge Wells

Guide Price £525,000

bracketts
est. 1828



A charming late Victorian semi-detached house, featuring attractive decorative quoins to the front elevation and a pitched slate roof, this characterful home retains many period features and benefits from off-road parking for two vehicles and a west-facing rear garden backing directly onto open farmland. Situated in a convenient central village location, Groombridge's amenities are all within approximately one third of a mile, including a Post Office, independent bakery, general store, St Thomas' Primary School, public houses, doctor's surgery and regular bus services. The accommodation combines character with modern comforts, including double glazing and gas central heating. The ground floor comprises an entrance lobby, a bay-fronted sitting room with feature fireplace, and a spacious kitchen/dining/family area fitted with natural timber work surfaces and ample storage. The dining area features a further fireplace and an alcove storage cupboard. A side lobby with stable door provides access to a cloakroom/WC, while a rear conservatory with roof light and tiled flooring opens onto the garden. On the first floor are three bedrooms and a family bathroom/WC, with the principal bedroom occupying the top floor, enjoying far-reaching rural views and eaves storage. Outside, a brick-paved driveway provides side-by-side parking for two vehicles. The west-facing rear garden features seating areas, a level lawn and established borders, backing directly onto open fields and enjoying a peaceful outlook. Agents note - for transparency this property is owned by a family member of a Bracketts member of staff



Council Tax band: C

Tenure: Freehold



Burrswood Villas, Withyham Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 1293 sq ft / 120.1 sq m

For identification only - Not to scale

