



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Station Road, Groombridge, Tunbridge Wells

Offers Over £710,000

4 3 2



The ground floor is centred around a generously sized reception room, flooded with natural light and featuring a charming wood-burner as a focal point that creates a warm and inviting atmosphere. To the rear, a versatile conservatory provides a tranquil space giving access to the rear garden and to enjoy views throughout the year.

Continuing through the property lies the stunning open-plan kitchen, dining and lounge, which truly forms the heart of the home. The kitchen is fitted with a comprehensive range of wall and base units, generous work surfaces, and quality integrated appliances, offering excellent storage and functionality. The dining area provides ample space for a large table, perfect for family meals and social occasions, while the adjoining lounge space creates a sociable and versatile layout. A useful utility room with WC and additional storage areas enhance the practicality and space of the ground floor. The first floor offers four well-proportioned bedrooms, making the property ideal for families of all sizes. The main bedroom is a particularly spacious and with a generously sized, beautifully finished ensuite, equipped with a His and Her's sink basin, walk in shower, WC, ample under sink storage and a heated towel rail. The remaining bedrooms are all bright and of good size and flexible in use, suitable for children's rooms, guest accommodation, or home offices. The family bathroom situated at the rear of the first floor giving all bedrooms convenient access. The bathroom provides a WC, sink basin with upper and lower storage, modern splash back tiles, a shower over bath and heated towel rail. Outside, the property continues to impress with its private garden, providing a lovely space for outdoor entertaining, family activities, or quiet relaxation. A garden store offers additional storage, ideal for gardening equipment or outdoor furniture.

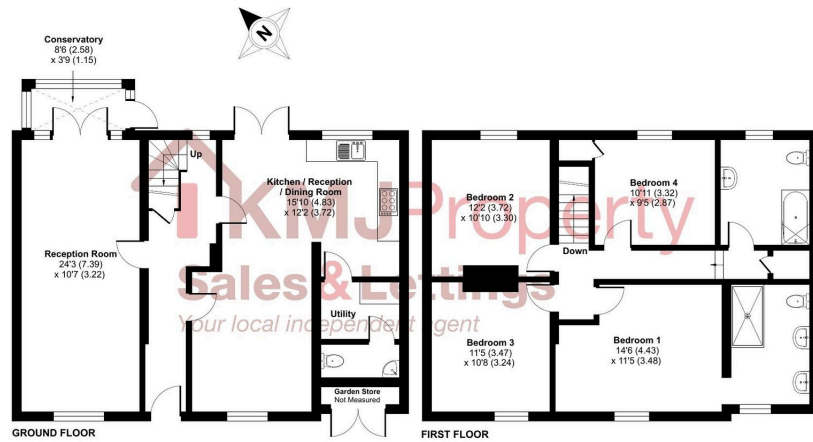
Ideally positioned in the heart of Groombridge, this property combines village charm with everyday convenience. Groombridge St Thomas' Primary School and the church are just steps away – perfect for families – while the Post Office, village shop, and The Junction Inn pub are all within a short walk. Surrounded by scenic countryside and woodland trails, the area is ideal for walkers, cyclists and outdoor enthusiasts. The 291 bus route offers regular connections to Tunbridge Wells and Crawley, while Eridge Station (just 5 minutes by car) provides direct trains to London Bridge. Just 15 minutes away, Royal Tunbridge Wells offers a vibrant mix of shopping, dining, and culture – from independent boutiques and The Pantiles to excellent schools, parks and leisure facilities – making this a superb location for both family life and commuting.



Station Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 1620 sq ft / 150.5 sq m (excludes garden store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for K&M Property - REF: 1394533

- Beautifully presented Through-out
- Ensuite
- Two Reception rooms
- Beautiful Rear garden
- Council Tax Band F
- 4 Bedrooms
- Downstairs WC
- Village Location
- EPC E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN CROWBOROUGH

☎ 01892 515188
☎ 01342 824824
☎ 01342 833333



FEDERATION
OF INDEPENDENT
AGENTS

📍 Tunbridge Wells
📍 Crowborough
📍 Forest Row

BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT IN
TUNBRIDGE WELLS