



2 Broad Oak, Groombridge, Tunbridge Wells, Kent TN3 9SD

Price Range: £895,000 - £915,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Enjoying a cul-de-sac location central to the amenities of this popular village, extended and remodelled by the current owners to provide a most striking family home with superb open plan reception space and a fitted kitchen with double doors giving access to the south-facing rear garden. To the ground floor the accommodation comprises: hallway, cloakroom/WC, study, reception room/snug, further reception room with feature fireplace and a large kitchen/family space with a central island and twin skylights, utility room with a door to the side. Upstairs, there are four bedrooms and a modern bathroom with a white suite and a separate shower cubicle.

Outside, there is a generous driveway providing off road parking for several vehicles and an original garage door provides access to a large storage area. The well stocked, south-facing, rear garden features a useful timber outbuilding with both light and power connected.

- Central Cul-De-Sac Location
- A Few Hundred Yards from St Thomas' Primary School
- Off Road Parking for Numerous Vehicles
- South-Facing Rear Garden
- High Specification Kitchen with Timber Worktops and Central Island
- Integrated Appliances
- Bright and Spacious Accommodation
- Viewing Strongly Recommended
- Council Tax Band: G





## 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.

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 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.

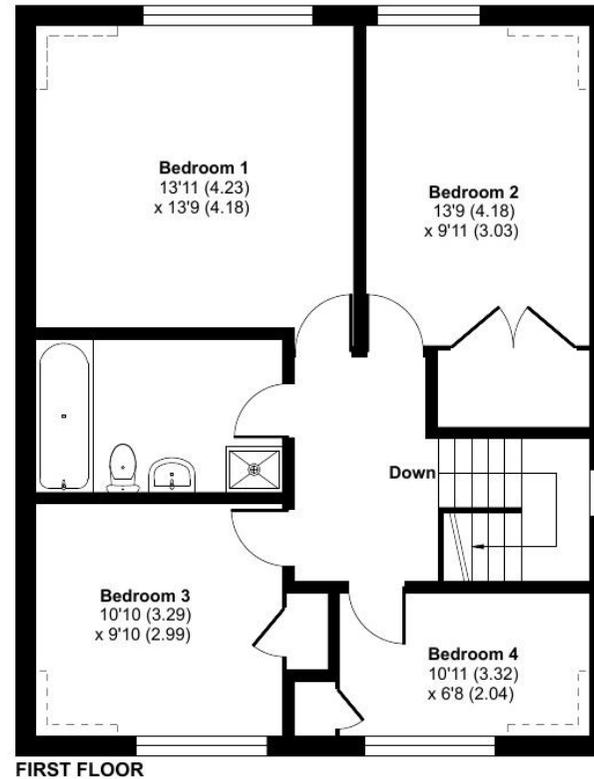
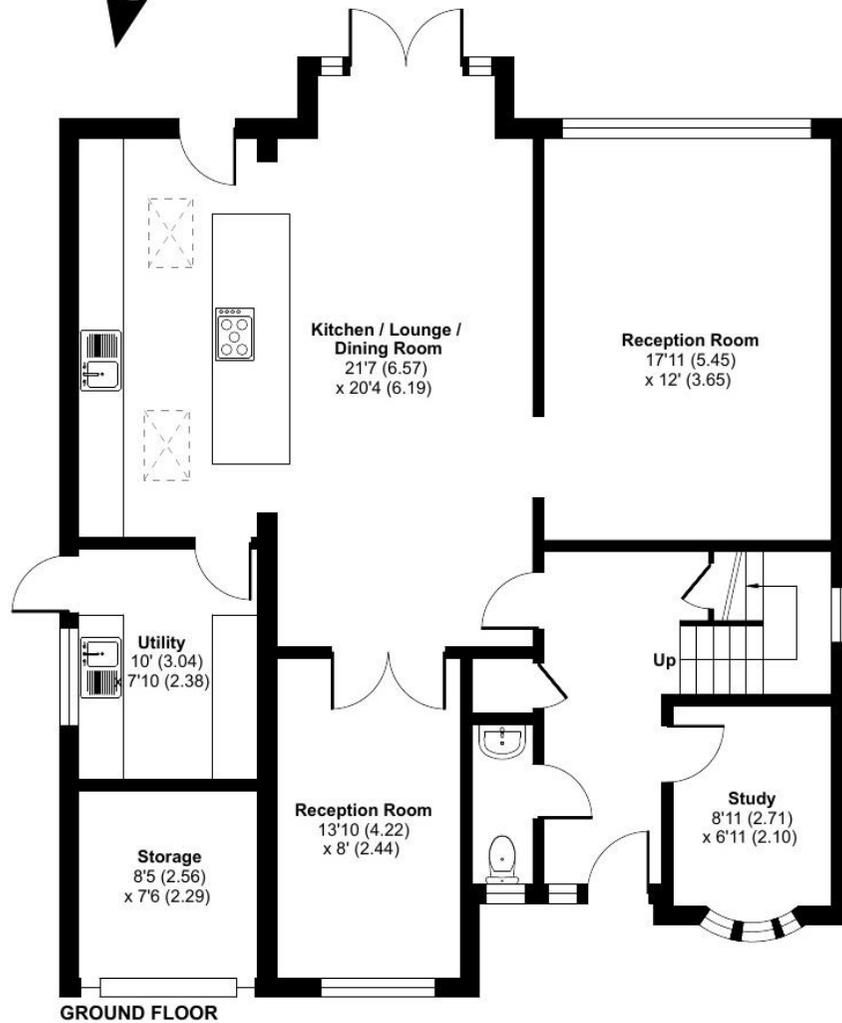


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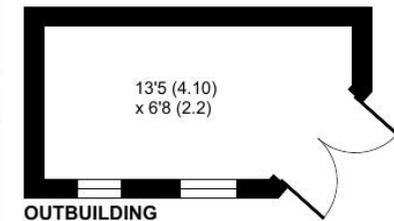


Approximate Area = 1811 sq ft / 168.2 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Storage = 63 sq ft / 5.8 sq m  
 Outbuilding = 82 sq ft / 7.6 sq m  
 Total = 1967 sq ft / 182.6 sq m

For identification only - Not to scale



Denotes restricted head height



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>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	