



1 Bird in Hand Street,
Groombridge, Tunbridge Wells



**Knight
Frank**



1 Bird in Hand Street, Groombridge, East Sussex

A charming Grade II star listed semi-detached cottage located in a picturesque setting in the heart of Groombridge village, overlooking The Green. The property offers characterful family accommodation as well as a generous mature rear garden.

Langton Green 1.9 miles. Eridge station 2.5 miles (London Bridge from 63 minutes). Tunbridge Wells station 4.3 miles (London Bridge from 44 minutes). Crowborough 5 miles. Gatwick airport 20.5 miles. Eastbourne 33 miles. Central London 41 miles.

(All times and distances approximate)



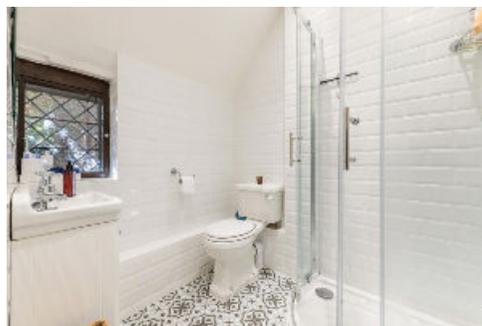
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council tax band: C

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.





The characterful property offers family accommodation in a sought-after village location.



The Property

This charming Grade II star listed semi-detached cottage is believed to date back to the 17th century with later additions. The property offers characterful family accommodation, arranged over three floors. The front door opens into the sitting room which has a window to the front as well as a wealth of features including exposed timbers and a brick fireplace with wood-burner. To one side of the fireplace there is a useful storage cupboard. From the sitting room, steps lead down to the lovely triple aspect dining room with painted timbers, wooden flooring and a second door to the front.

To the rear of the house there is an attractive kitchen/breakfast room with a range of fitted base units, Belfast sink, space for dining table, exposed timbers and tiled floor. An open doorway leads through to a rear hall with a door to the outside and a useful ground floor shower room. On the opposite side of the kitchen, a door and steps lead down to a cellar providing a useful storage area.

From the kitchen, stairs lead up to the first floor landing providing access to the family bathroom and two bedrooms on this level. The principal bedroom has a window to the side and exposed timbers. The second bedroom is currently used as a dressing room and has a window to the front. On the second floor there is a further bedroom with exposed timbers and a window to the side.

Gardens and Grounds

The house is approached via a paved footpath leading through the small lawned garden to the front door. To the rear, there is a wood store and further store room attached to the house. The generous rear garden is hedged and fenced on all sides and offers privacy. The mature garden is divided into various sections and includes lawned areas with mature bushes and shrubs, a summer house and shed. There is a further area of garden with some fruit trees and a greenhouse.





Agents Note

The property has a 'flying freehold' (the neighbour's bathroom overhangs the property's ground floor utility room). The property also has a 'creeping freehold' as its cellar lies beneath the neighbour's living area.

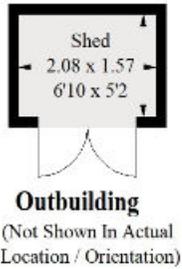
Situation

The property is located in a sought-after and picturesque setting, opposite The Green in Old Groombridge and within an Area of Outstanding Natural Beauty. The village is situated just over four miles to the south west of Tunbridge Wells and provides many valuable amenities such as a post office/shop, bakery, convenience store, farm shop, two public houses, doctor's surgery and the Spa Valley Steam Railway at Groombridge station. Nearby Tunbridge Wells offers comprehensive shopping facilities with Royal Victoria Place, the High Street and the historic Pantiles; and recreational amenities including a cinema complex, theatres, sports centre and golf course. For commuters, there is a regular rail service to London from Eridge station (just 2.5 miles away), with further mainline services available from Tunbridge Wells.

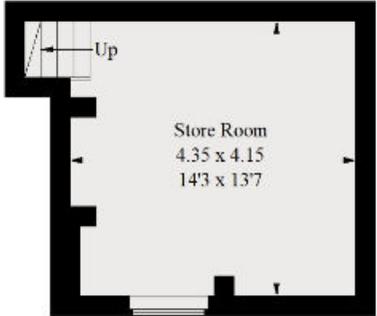
There is an excellent choice of schooling in the area including grammar and independent schools, preparatory and primary schools including the highly regarded village primary school and Holmewood House Preparatory School in Langton Green. Groombridge is close to Ashdown Forest which offers extensive walking and riding, along with cycling along The Forest Way (National Cycle Route 21) and climbing at Harrisons Rocks climbing centre.

Directions (TN3 9QJ)

From Tunbridge Wells, head west towards Langton Green on the A264. After passing through Langton Green, continue straight ahead onto the B2110. Proceed down Groombridge Hill and turn right at The Green (onto The Walks) then right into Bird in Hand Street and the property will be found immediately on the left-hand side.



Outbuilding
(Not Shown In Actual Location / Orientation)



Cellar



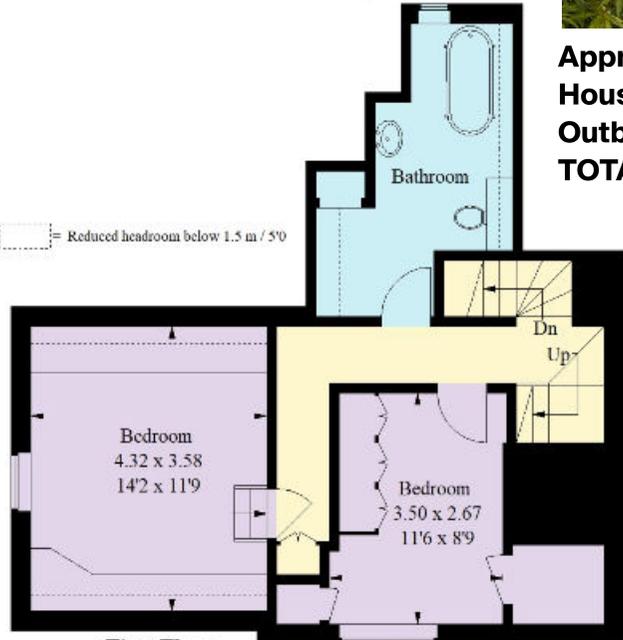
Outbuilding
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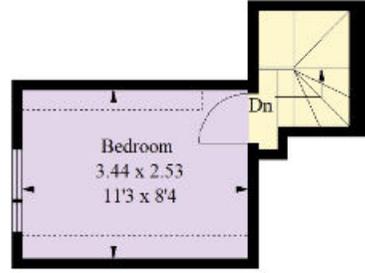
Approximate Gross Internal Floor Area
House: 149.2 sq m / 1606 sq ft
Outbuildings: 12.7 sq m / 137 sq ft
TOTAL: 161.9 sq m / 1743 sq ft



Ground Floor



First Floor



Second Floor

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