

Oastleigh, Groombridge, East Sussex





# Oastleigh, Corseley Road, Groombridge, East Sussex

A wonderful period family house in an extremely sought-after location in the heart of Groombridge, within an Area of Outstanding Natural Beauty and close to the popular Ashdown Forest. The property offers beautifully presented flexible accommodation with the potential of a ground floor annexe and attractive gardens with a large paved terrace as well as a double garage with attached studio.

Eridge station 2.3 miles. Crowborough station 5.7 miles.  
Tunbridge Wells station 4.9 miles (London Bridge from 46 minutes). Gatwick airport 21 miles. London 42 miles.  
(All times and distances approximate)



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## Tenure

Freehold

## Local authority

Wealden District  
Council, Tel.  
01892 653311









## The Property

Oastleigh is a wonderful family house which is beautifully presented throughout and offers flexible and well-proportioned accommodation with the benefit of a ground floor annexe.

The beautiful kitchen / breakfast / dining room is a particular feature and includes a vaulted ceiling with sky-light windows, tiled floor, central island with hob and breakfast bar, and roundel dining area with brick fireplace and exposed beams. There is also a useful utility room off the kitchen with doors to the integral double garage and rear of the house as well as a stable door to the front.

The entrance hall gives access to a cloakroom and the reception rooms which include a snug which has a fireplace and wood burner. The impressive oak-framed rear extension is fantastic with a partly vaulted ceiling, exposed timbers and windows and doors opening out to the rear terrace and garden. There is also a sitting area off the living room with a door through to the potential annexe with a kitchen, shower room and bedroom.

On the first floor, the principal bedroom has an en suite bathroom and a dressing room. There are two further bedrooms and a family bathroom on this level. Stairs lead up to the second floor where there is a further bedroom and access to substantial eaves storage.

## Gardens and Grounds

The property is approached via a gated entrance over a gravel driveway leading to the double garage and parking area. To the rear of the garage there is an attached studio, currently used as a gym, and above the garage/studio building there is substantial eaves storage. The attractive gardens are laid to lawn and include a large paved terrace, hot tub area and a detached garden store.





Flexible family accommodation with a ground floor annexe bedroom and four further bedrooms situated on the first and second floors.





## Services

Mains water and electricity. Gas-fired central heating. Mains drainage.

## Situation

The property sits on the edge of this popular village with its highly regarded primary school, general store/post office, the historical Groombridge Place, two public houses, a tennis club, the Spa Valley Steam Railway, Harrison Rocks climbing centre and The Forest Way cycle path (National Cycle Route 21). Groombridge sits within an Area of Outstanding Natural Beauty and the property is close to Ashdown Forest which offers extensive walking and riding.

In nearby Tunbridge Wells there are comprehensive shopping facilities, the famous 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 2.2 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 Groombridge Primary school.

## Directions (TN3 9SF)

From Tunbridge Wells, head west on the A264 towards Langton Green. Continue on this road, which will become the B2110, into the village of Groombridge. At the mini-roundabout (just after Groombridge Place on the left), turn left onto Station Road. Take the first turning on the right into Corseley Road and the property will be found after 0.4 of a mile on the left-hand side.





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**Approximate Gross Internal Floor Area**  
**House: 331.3 sq m / 3566 sq ft**  
**Outbuilding: 14.4 sq m / 155 sq ft**  
**TOTAL: 345.7 sq m / 3721 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

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