

Wardley, Corseley Road, Groombridge





Wardley, Corseley Road, Groombridge TN3 9SG

Stylish Spacious 3/4-Bedroom Family Home in Idyllic Village Setting

Accommodation Summary

- Semi-detached house, no onward chain
 - 3/4 bedrooms
- Large open plan kitchen/dining/living room
 - Sitting room
 - Study/Bedroom 4
 - Two Bathrooms
 - Front and rear gardens
- Garage, store room and off-street parking
- Development opportunity, with planning approved
- Opposite Ofsted rated 'Outstanding' St Thomas C of E Primary School



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This smart contemporary home sits on an enviable leafy residential road in an idyllic semi-rural village, hugely popular with families.

Screened from the quiet road by high hedging, an expanse of lush green lawn with pretty flower borders fronts the charming house.

A gravelled driveway offering plenty of parking leads to the garage with an additional store room and access into the rear garden.

The entrance doorway neatly accessed to the side of the house opens into a bright and welcoming space with an open cupboard for coats and shoes to keep the area clutter free.

Past a bright shower room, you enter the stunning open plan kitchen/dining/living room. With its abundance of windows and part vaulted ceiling over a smart open tread staircase, it delivers a true sense of space and light.

With underfloor heating throughout the ground floor, the living area to the front of the house has ample space for family sofas and room for the kids to play. A wood burning stove adds character and warmth in the colder months.

To the rear the open plan kitchen/dining room delivers wonderful cooking facilities with plenty of cabinets providing ample storage space top and bottom, integrated ovens and space and plumbing for additional appliances. For family and entertaining, there is tons of space and a glazed door in the dining area brings views of the garden in as you dine.

Next door there is a light and airy home office which given its size could easily be used as a fourth bedroom, especially with the nearby shower room offering convenience for any visiting guests.

The spacious sitting room to the front is full of sunlight and glorious garden views. It offers the perfect sanctuary and is large enough to entertain friends as well.

Climbing the stairs to the first floor there are three generously sized bedrooms, one with a recess storage area and eaves storage, all flooded with light from their windows with leafy views. A bright modern bathroom completes the floor.

Pretty spacious gardens lie to the front and rear of the house, the back garden safely self-contained for pets and children. They are mainly laid to lawn with mature hedges, trees and shrubs providing a high degree of privacy with a paved terrace outside the kitchen making it perfect for evening entertainment.

Its idyllic semi- rural position is surrounded by open countryside, but it also presents a perfect dynamic of excellent schools, with the highly regarded St Thomas' Primary School within touching distance and excellent travel links on its doorstep.

There is planning approval granted (expiring November 2018) to reconfigure and extend the existing garage to form a utility room, store and studio room. Planning application reference number: WD/2015/2101/F.

This bright, spacious, immaculate home is perfect for a growing family. A must see!





Covered opaque glazed entrance door, which opens to:

Entrance: front aspect window, open recess with hanging rail and space for coats, linoleum flooring with underfloor heating and door opening to:

Shower Room: front and side aspect opaque double glazed windows, low level WC, wall hung wash hand basin with mixer tap over, walk in double shower cubicle with rainwater shower head and additional wall mounted shower attachment, heated towel rail, linoleum flooring with underfloor heating and ceiling loft access hatch.

Kitchen/Dining/Living Room: 32' x 23' 5" front, side and rear aspect double glazed windows, part vaulted ceiling, linoleum flooring with underfloor heating, wood burning stove, ceiling loft access hatch, rear glazed door giving access into garden, side aspect part opaque glazed door into garden, 1 ½ bowl stainless steel sink with drainer and mixer tap over, space and plumbing for a dishwasher and a washing machine, space for large fridge/freezer, integrated Neff oven, integrated Miele electric oven and 5 ring gas hob. The kitchen has plenty of wooden worktop space and a good selection of eye and base level white units, some with open shelving, a wall hung Worcester combination boiler concealed in a cupboard and doors into:

Study/Bedroom 4: 11' x 9' 11" rear aspect double glazed window overlooking the rear garden and linoleum flooring with underfloor heating.

Sitting Room: 14' 2 x 13' 3" front aspect double glazed window overlooking the front garden, oak wooden flooring with underfloor heating.

Wooden open tread stairs with glass balustrade and wooden handrail up to first floor landing with front aspect Velux window with fitted blind, cupboard housing the water cylinder and doors to:

Bedroom 1: 19' 8 x 14' 2" front aspect Velux window with fitted blind, rear aspect double glazed window with views of the garden, open recess storage cupboard, eaves storage and radiator.

Bedroom 2: 12' 2 x 8' 10" rear aspect double glazed window overlooking the rear garden, and radiator.

Bedroom 3: 12' x 9' 10" rear aspect double glazed window overlooking the rear garden and radiator.

Bathroom: front aspect Velux window with fitted blind, linoleum flooring, wall hung wash hand basin with mixer tap over, low level WC, panel enclosed bath with wall mounted mixer tap and heated towel rail.





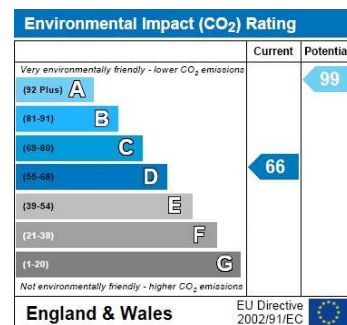
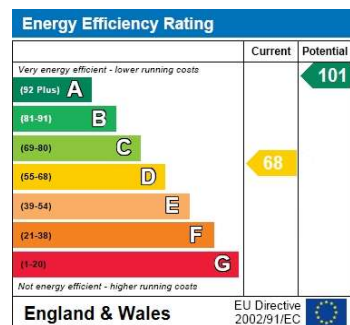
GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



TOTAL APPROX. FLOOR AREA 1550 SQ.FT. (144.0 SQ.M.)
Made with Metropix ©2018



Outside: The house is approached via a gravel driveway with parking for several cars and a garage with electricity, lighting, space for additional appliances, fitted workshop units and rear and side aspect windows. There is a separate storage room to the side and an iron gate giving access to the rear garden. There is a pretty lawned garden to the front with mature high front perimeter hedging, flower borders and some trees with mature hedging to the side with flower and plant borders in front. To the rear the garden is laid mainly to lawn with a paved area at the rear of the kitchen/dining room. There is plenty of room for garden furniture and children's play equipment with mature trees, hedging, shrubs, flower beds and wooden fencing bordering the perimeter of the garden. It is fully enclosed, safe and private.

General:

Tenure: Freehold

Local authority: Wealden District Council

Council tax: Band F (£2,625.57) / EPC: D (68)

Area Information: Groombridge is a pretty semi-rural village in the High Weald Area of Outstanding Natural Beauty, approximately 4.7 miles west of the centre of Tunbridge Wells and 3 miles south of Crowborough. It has its own highly regarded St Thomas Church of England Primary School, which was Ofsted rated 'Outstanding'. It also has two churches, two public houses, a general store, a post office and a bakery. Groombridge has a cricket ground, tennis club, bowls club, recreation ground with children's play area, as well as the historic Groombridge Place. Apart from its own primary school excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, with Holmewood House Primary School in nearby Langton Green. There are also the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline stations to Groombridge are Eridge (about 1.8 miles) with trains to London Bridge in about 60 minutes, Tunbridge Wells (4.7 miles) with trains to Charing Cross (via London Bridge and Waterloo East) and Cannon Street from 50 minutes, Hildenborough (7.4 miles) and Tonbridge (8.5 miles) stations for London commuters - these stations can be easily reached via Penshurst and Speldhurst resp. avoiding Tunbridge Wells congestion and offer much more frequent services to LBG, Cannon Street and Charing Cross at a lower price. Moreover, a Coach Service provides convenient and much more affordable access, in particular to Canary Wharf, from Langton Green.



www.flyingfishproperties.co.uk