



Clock House

Park Corner • Groombridge





Clock House

Park Corner, Eridge Road,
Groombridge, Tunbridge Wells,
Kent TN3 9NJ

**A magnificent Victorian house in
need of modernisation, in this
tucked away position within
park-like grounds about a mile
from the village**

GROUND FLOOR

entrance porch, reception hall, drawing room, study, dining
room, snug, kitchen/breakfast room, walk-in pantry, utility room,
shower room, boiler room, gardener's w.c

FIRST FLOOR

5 double bedrooms, bedroom 6, 2 bathrooms, separate
cloakroom

park-like grounds, pavilion

cellar, attic storage

about 4.68 acres in total

EPC = D





DESCRIPTION

Clock House is a truly aspirational house; a classic and beautifully proportioned unlisted Victorian family home, full of charm and character and is privately set within extensive park-like grounds.

The property was originally part of the Hollamby estate, dating back to circa 1860 and has been in the same family ownership since 1968. The long private driveway approach gives a real sense of 'arrival' and would have originally continued through the majestic avenue of Wellingtonia trees lying to the west side of the house.

The impressive reception hall leads through to three light-filled principal reception rooms, all with wide bay windows and fire places. A snug with a wood burning stove and a large kitchen/breakfast room, together with a domestic area comprising a shower room, cloakroom and boiler room are positioned to the rear.

A striking ballustraded staircase rises elegantly to the first floor, providing five double bedrooms, a sixth bedroom, two bathrooms and a separate cloakroom.

THE GROUNDS

Clock House enjoys a most attractive and private setting within park-like grounds of about 4.68 acres in total, with a lovely outlook to all sides. The extensive open space is full of interest, filled with many specimen trees, swathes of rhododendron and azalea and linked by tracks and trails which meander through the gardens. A small unfenced paddock flanks the driveway. A delightful writer's pavilion offers tranquillity to enjoy the westerly views at sunset and a secluded, quiet, place to work from home.





SITUATION

Groombridge village (about a mile) lies on the Kent/Sussex border, about 4.2 miles south of Tunbridge Wells. There is a thriving local community and amenities include a GP's surgery, general store, bakery, post office, churches, public houses, cricket ground, recreation ground and the visitor attraction at Groombridge Place. Tunbridge Wells town centre offers more comprehensive facilities, including High Street shopping, supermarkets, theatres and restaurants and independent retailers in the historic Pantiles area.

State and Private schools: St Thomas C of E Primary school in Groombridge (rated Outstanding). Preparatory schools include Holmewood House (Langton Green), Rose Hill (Tunbridge Wells), Brambletye and Michael Hall Steiner Waldorf (near Forest Row). Independent senior schools in Mayfield, Tunbridge Wells, Tonbridge, Eastbourne and Sevenoaks and Kent grammar schools in Tunbridge Wells and Tonbridge, subject to entry following 11-plus assessment.

Mainline rail: Eridge (1.2 miles) provides services to London Bridge and Victoria in about 60 minutes. Tunbridge Wells (4.5 miles) or Tonbridge (8.8 miles) serve Charing Cross (via London Bridge and Waterloo East) and Cannon Street in under an hour.

Communications: M25 (Junction 5) lies to the north via the A21 from Tunbridge Wells, Gatwick airport about 22 miles to the west via the A264 and the Eurotunnel at Folkestone about 50 miles to the east.



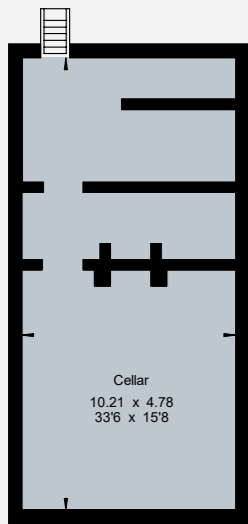
CLOCK HOUSE, GROOMBRIDGE

Gross internal area (approx) 372.2 sq m / 4006 sq ft

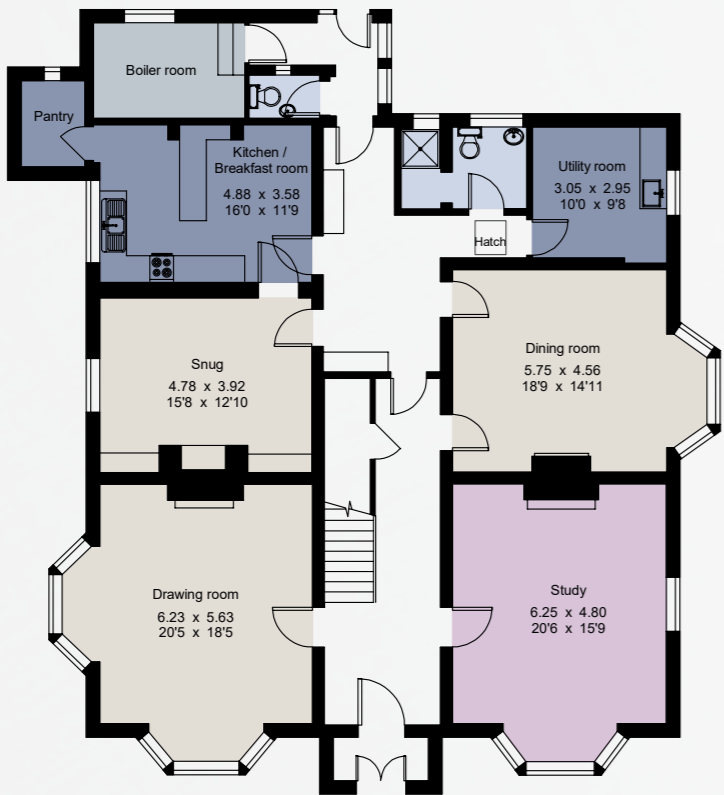
Outbuilding 16.1 sq m / 173 sq ft

Cellar 49.6 sq m / 533 sq ft

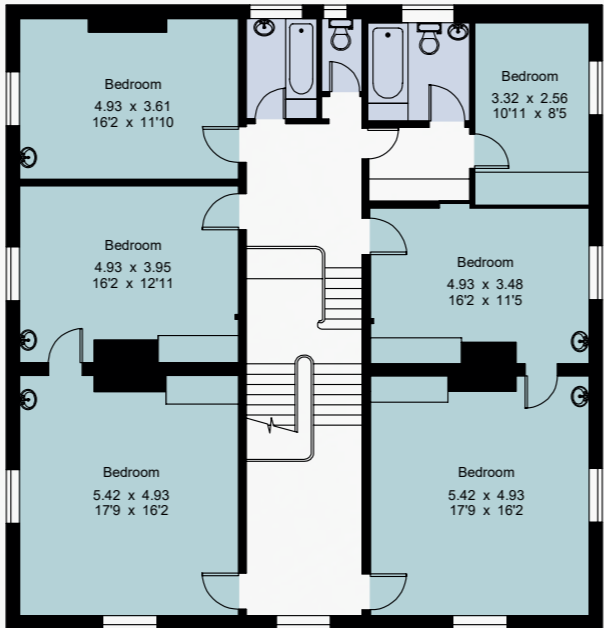
Total 437.9 sq m / 4712 sq ft



Lower ground floor



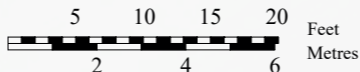
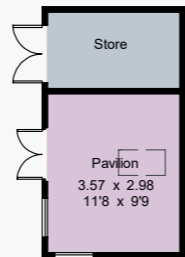
Ground floor



First floor

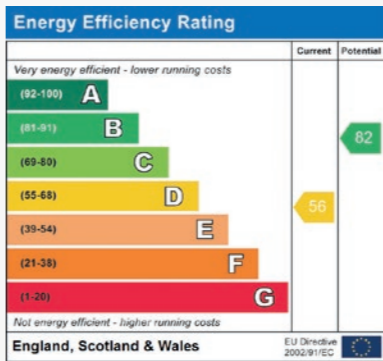


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Brochure prepared September 2020 Photographs taken September 2020

SK:029052

DIRECTIONS

From Tunbridge Wells, follow the London Road/A26 south for about 1.8 miles and turn right onto Broadwater Forest Lane signposted Groombridge. After about two miles, turn first left by Birchden Farm into Park Corner Lane. Continue to the end and the driveway which serves Clock House, Linden House and Top Lodge is straight ahead. Clock House is the last property at the end.

SERVICES

Mains gas-fired central heating. Mains electricity, water and shared private drainage.

OUTGOINGS

Wealden District Council: 01892 653311. Tax Band G.

AGENT'S NOTE

Whist the property postal address is Tunbridge Wells (Kent) Clock House is actually located in the county of East Sussex.

VIEWING

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



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