



Attractive family home in popular location

3 Lynwood, Groombridge, Kent TN3

Freehold



Entrance hall • Kitchen / Breakfast room • Sitting room
• Dining room • Study • Utility room • Two en suite
bedrooms • Three further bedrooms • Family bathroom
• Integral garage • Rear garden • Driveway parking

Local Information

Lynwood is an attractive close of detached family homes in the heart of Groombridge, a highly desirable village about four miles southwest of Tunbridge Wells. Groombridge is renowned for its thriving community, and leisure opportunities include a cricket ground, tennis club, nearby recreation grounds, the Forest Way Country Park with its 9.5 mile cycle path and the historic Groombridge Place.

Groombridge has a primary school rated 'Outstanding' in its latest Ofsted report and the surrounding area offers a good range of State and private schools, including the sought-after Kent grammars.

For commuting to London, Eridge Station is about 2.4 miles for London Bridge. Tunbridge Wells, about 4.8 miles, for Charing Cross and Cannon Street.

About 3 Lynwood

This detached five bedroom family home occupies a delightful position in a smart development on the eastern edges of Groombridge. With an unfenced front lawn and driveway parking for two cars, the setting of No.3 in this well-kept close feels spacious and welcoming.

Built in the late 90's, the house is characterised by generous room sizes and a comfortable, bright ambiance. The main living rooms span the

rear of the house and both the sitting room and kitchen/ breakfast room open out via glazed French doors onto a paved terrace and the delightful garden.

The garden is a particular asset. Perched above the Spa Valley heritage railway line, the open fenced rear boundary has views through the treeline to farmland beyond. Neat borders are stocked to a professionally designed planting scheme and the level lawn, coupled with the extensive patio terrace, provides space for the whole family to enjoy.

No.3 Lynwood is offered chain free and is ready to occupy. Viewers with a desire to add further value will appreciate the potential to remodel to create a contemporary open-plan family space and possibly increase the footprint, subject to obtaining any necessary permissions.

Tenure

Freehold.

Local Authority

Wealden District Council.
Tax Band G.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Address

Approximate Area 185.2 sq m / 1993 sq ft

Garage 26.8 sq m / 288 sq ft

Total 212 sq m / 2281 sq ft

Including Limited Use Area 2.1 sq m / 23 sq ft



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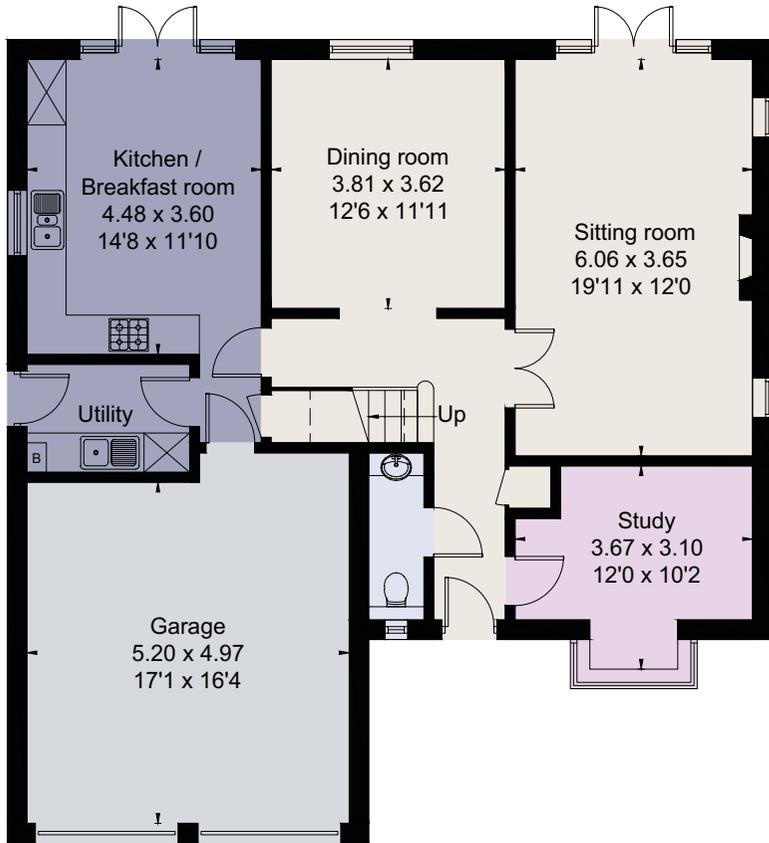
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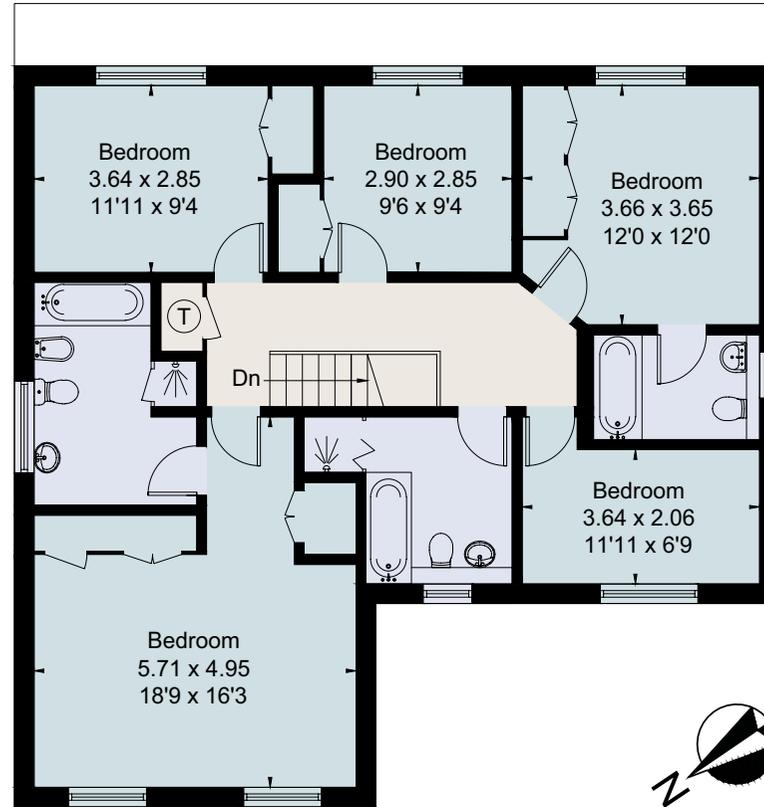
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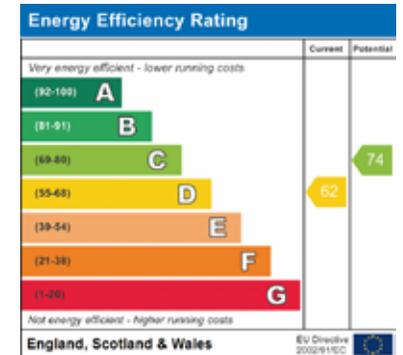
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Ground floor



First floor



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