



Smart modern home in favoured close

28 Newton Willows, Groombridge, Kent TN3

Freehold



Kitchen • Sitting room • Dining room • Play room • Utility room • En suite bedroom • 3 further bedrooms • Family bathroom • Integrated garage • Front and rear garden

Description

Built in the late 90's by Berkeley Homes, Newton Willows is a smart cul-de-sac of attractive family homes sitting between farmland to one side and the parkland of Groombridge Place to the other.

The house offers generous living space on the ground floor, with half of the original double garage converted to a versatile family room and the dining room opening through to the spacious sitting room via double doors. The kitchen, also overlooking the garden, has outside access via the utility room to the side, and there is potential for creating a contemporary open layout if desired.

Upstairs is an en suite master bedroom, family bathroom and the three further bedrooms. The roof space provides valuable storage and it is noted that similar houses nearby have developed this space for further accommodation.

The southerly-facing garden, accessed via two sets of glazed double doors from the dining and family rooms, has a leafy outlook and is of a good size for this family house, with a level lawn and patio seating area.

Situation

Newton Willows is a popular development of family homes in the heart of Groombridge, a

highly desirable village about four miles southwest of Tunbridge Wells. Village amenities include a primary school, GP surgery, general store, bakery, post office, churches and pubs. 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.

State and private schools: 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 sought-after Kent grammars.

Mainline rail

Eridge (about 2.2 miles) for London Bridge. Tunbridge Wells (about 4.2 miles) for Charing Cross and Cannon Street.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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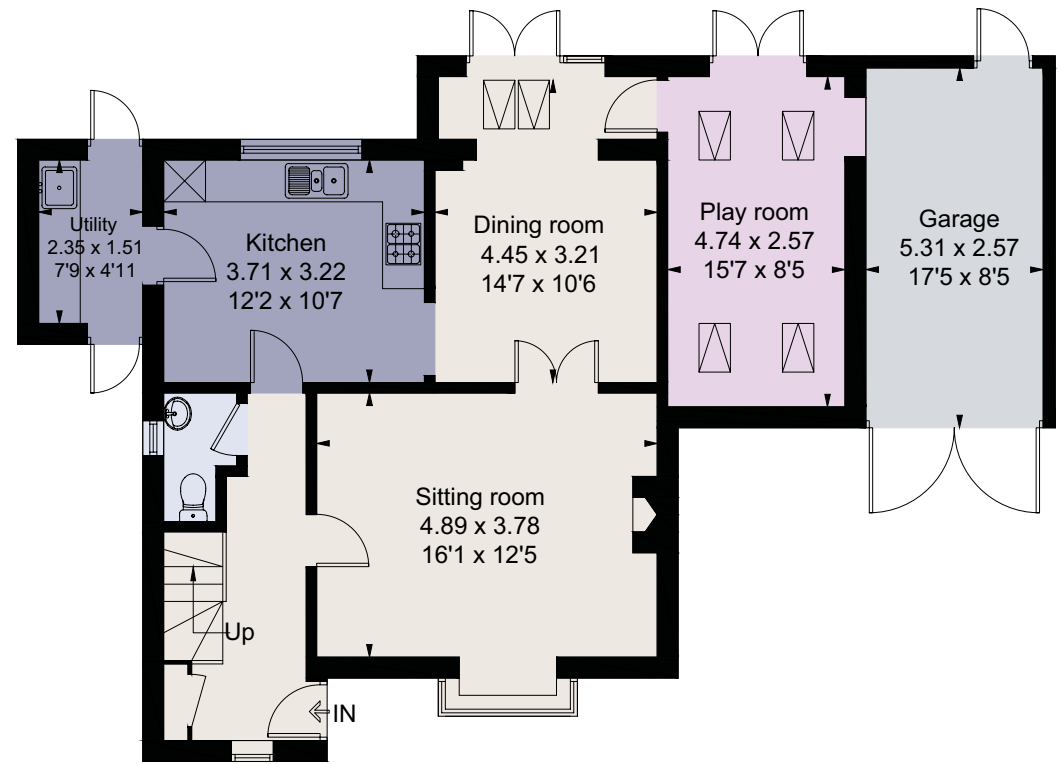
Approximate Area 125.9 sq m / 1355 sq ft
Including Limited Use Area 0.6 sq m / 6 sq ft
Garage 13.5 sq m / 145 sq ft
Total 140.0 sq m / 1506 sq ft



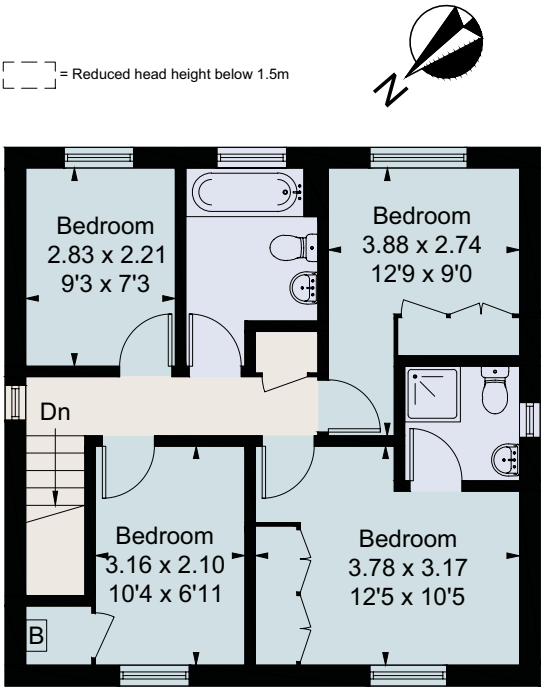
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Ground floor



First floor

For identification only. Not to scale. © PH916031

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