



A substantial semi-detached family home found within the sought-after village of Groombridge

1 Tanyard Cottage, Corseley Road, Groombridge TN3 9PP

Freehold

savills

Semi-detached family home • five bedrooms • two bathrooms • two reception rooms • open-plan kitchen/ diner/family room • terrace and gardens • countryside views

About 1 Tanyard Cottage

With the extension and renovation of 1 Tanyard Cottages recently completed, this substantial five bedroom home is ready to occupy and enjoy. The property enjoys an elevated position on the edge of the village with very attractive, far-reaching countryside views on offer.

The house is light and spacious, with well-proportioned rooms and now provides well-appointed accommodation set across three floors, that can be configured to suit individual needs with a pleasant neutral décor that will allow the new owners to put their own stamp on the house with styling and finishing touches.

On entering the house the layout has been created to cater to the style of modern family living with a large, stylish, open plan kitchen/diner/family room which overlooks the gardens and opens onto the paved terrace to the side of the house, which is ideal for entertaining. There is also a welcoming sitting room with feature fireplace and newly fitted log burner with an adjoining snug/study area. A ground floor utility and cloakroom complete the ground floor.

The dual aspect, principal bedroom with ensuite shower room is found on the first floor with wonderful views to the front and the four further bedrooms and well-appointed family bathroom are set across the first and second floors.

Outside

Approached over a shared access off Corseley Road, 1 Tanyard Cottage benefits from a private driveway gently rising towards the house with parking for many vehicles and a new, detached, barn style car port. The gardens are predominantly to the

side and front of the property with a paved terrace that enjoys the delightful outlook over the gardens and countryside beyond. The generous garden that wraps around the house on three sides is ready to be landscaped and established by the new owners.

Services

Mains Water & Electricity, Calor Gas Tank & Private Drainage.

Local Information

Groombridge is a popular village located about four miles southwest of Tunbridge Wells on the Kent/East Sussex border. There are excellent local amenities, including a village hall, GP's surgery, general store, bakery and post office. Groombridge is known for its local community and there is a cricket pitch and recreation ground opposite in Station Road, a tennis club, the Forest Way Country Park and the historic Groombridge Place.

State and private schools:

St Thomas's C of E Primary School, rated 'Outstanding' in the latest Ofsted report is about 0.3 miles by foot. There is a good choice of preparatories in the area including Holmewood House (Langton Green), the Mead and Rose Hill (Tunbridge Wells) and independent senior schools in Easbourne, Tonbridge, Tunbridge Wells and Sevenoaks.

Mainline rail: Eridge (about 2.2 miles) with commuter services to London Bridge or Tunbridge Wells (about 4.2 miles) for Charing Cross and Cannon Street.

Viewing

Strictly by appointment with Savills on 01892 507000





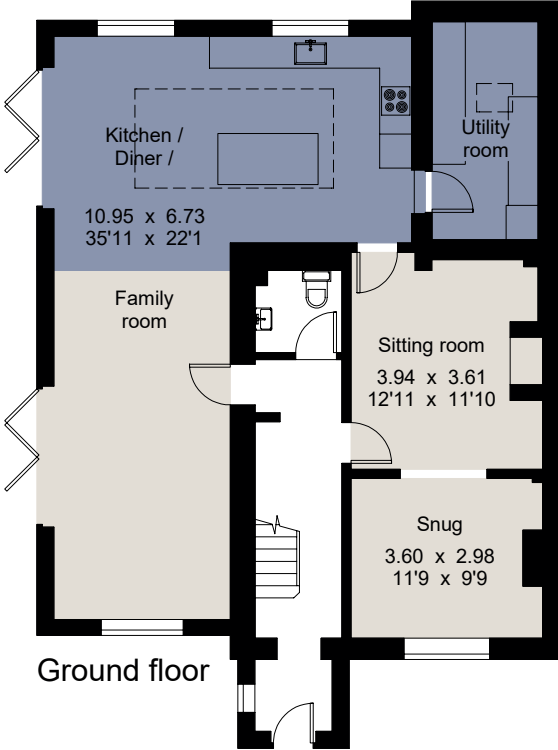
1 Tanyard Cottage, Groombridge
Gross internal area (approx) 214.8 sq m/2312 sq ft
Garage 27.3 sq m/293 sq ft
Total 242.1 sq m/2605 sq ft



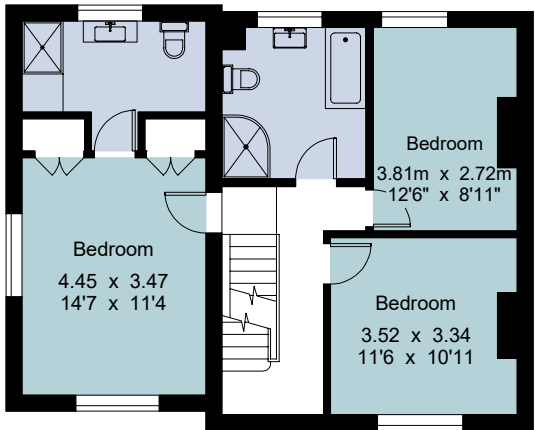
savills

savills.co.uk

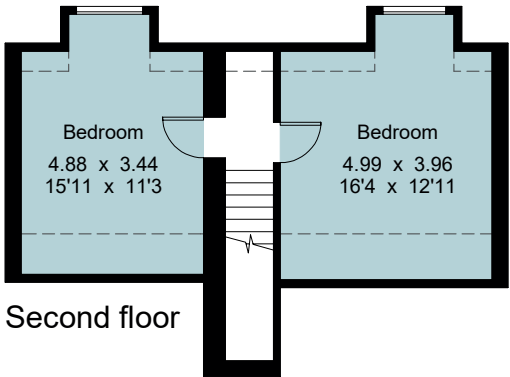
Natasha Selbie
Savills Tunbridge Wells
01892 507000
tunbridgewells@savills.com



----- reduced headroom below 1.5m / 5'0"



First floor

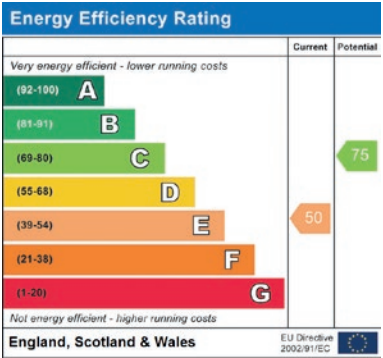


Second floor



For identification only. Not to scale. ©

For identification only - Not to scale
© Trueplan (UK) Limited



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by Trueplan (UK) Ltd