



COYFES, STATION ROAD
GROOMBRIDGE - £750,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

Coyfes

Station Road, Groombridge,
Tunbridge Wells, TN3 9NB

**Entrance Hall & Reception Area - Generous Sitting Room With Open
Fireplace - Separate Dining Room With Open Fireplace - Well
Proportioned Kitchen/Breakfast Room With Space For A Small Table -
Downstairs Double Bedroom & Wet Room - Galleried First Floor
Landing - Main Bedroom With Walk In Wardrobe & En Suite Bathroom
- Two Further Good Sized Bedrooms - Family Bathroom - Gas Central
Heating - Double Glazing - Private Wrap Around Gardens With
Extensive Paved Patios - Off Road Parking For 3 Vehicles At The Front -
Additional Driveway At The Rear Leads To A Detached Garage Which
Had Planning Consent (No. WD/2015/2537/F Lapsed) For Its
Demolition & The Building Of An Attached 1 Bedroom, Two Storey Self
Contained Annexe - Set Within Sought After Village Location - Close To
Pub & Spa Valley Railway**

This is a rare opportunity to acquire a modern four bedroom chalet occupying a prominent corner position just on the outskirts of the very desirable village of Groombridge. The property offers well proportioned accommodation throughout and benefits from lapsed planning consent for a two storey side extension. The property has plenty of potential to become quite a substantial home and the opportunity to accommodate live in relatives or perhaps a work from home space. The property's other features include double glazing, gas central heating via radiators, two reception rooms with open fireplaces. The kitchen has a Rangemaster cooker and space for a small table if required. The four current bedrooms are all doubles and with two bathrooms and a shower room there are plenty of facilities ideal for a busy family. Set within private gardens and with the unusual feature of having parking at both front and rear, this really is one opportunity not to be missed.

The accommodation comprises. Hardwood entrance door with inset glazed panel opens to:

ENTRANCE HALL:

Leading to:

CENTRAL RECEPTION AREA:

Vaulted ceiling, velux window, oak flooring, coving, power points, two radiators, central heating thermostat, side window and built in coats cupboard.

SITTING ROOM:

A bright double aspect room with coved ceiling, two radiators, windows and French doors opening to the rear garden and patio. Feature open fireplace with stone surround and hearth. Multi paned double entrance door to entrance hall.



DINING ROOM:

Oak flooring, coved ceiling, single radiator, power points, wall lighting. Attractive cast iron open fireplace. Windows to rear and side with French doors opening to the garden. Open aspect to:

KITCHEN:

Fitted with a range of panelled wall and base units with work surfaces over. Stainless steel under worktop one and a half bowl sink unit with mixer tap. Space for washing machine and dishwasher. Range master cooker with dual fuel ovens and hob. Recessed larder cupboard, single radiator, power points, tiled floor, coved ceiling. Rear windows. Small lobby with door to side.

BEDROOM:

Vinyl wood effect flooring, coved ceiling, window to front, power points, TV point. Built in wardrobe with shelf and hanging rail.

WET ROOM:

White suite comprising of a walk in shower area with hand spray and waterfall head, wash hand basin with mixer tap and cupboards beneath, low level wc. Tiling to walls, extractor fan, heated towel rail, built in cupboard with shelving. Side window.

Stairs from the central reception area with oak handrails and balustrade lead to:

FIRST FLOOR GALLERIED LANDING:

Power points, coving, access to the loft space.

BEDROOM 1:

Windows to front and side, single radiator, coved ceiling, eaves storage cupboards, power points. Walk in wardrobe with radiator and light.

EN SUITE BATHROOM:

White roll top bath with mixer tap and hand shower spray, low level wc, pedestal wash hand basin. Tiling to walls and floor, heated towel rail, coved ceiling. Window to side.

BEDROOM 2:

Window to rear, single radiator, coved ceiling, eaves storage cupboard, power points.

BEDROOM 3:

Window to side, single radiator, coved ceiling, eaves storage cupboard, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer taps, hand held shower spray, low level wc, pedestal wash hand basin. Tiled floor, heated towel rail, shaver point, cupboard containing the hot water cylinder. Velux style window

OUTSIDE REAR:

A large paved patio area with low surrounding brick wall leads to wrap around gardens being mainly laid to lawn and screened by mature beech hedging to provide privacy. Well stocked flower beds and borders. Small vegetable garden. Outside lighting, tap and power. Access to the property's perimeter. Covered wood store, large timber shed, two five bar gates at the rear open onto a large shingled parking area and additional paving which in turn leads to the detached garage with up and over door, internal power and light, rear window, personal door to side.

OUTSIDE WC:

Low level wc, wall mounted gas fired boiler.



OUTSIDE FRONT:

A driveway provides off road parking for three vehicles with a path leading to the property's entrance and side.

SITUATION:

The property enjoys a pleasant village location close to its centre. Day to day amenities are provided from the post office, baker, convenience store, two public houses, doctors surgery together with the well regarded St. Thomas Primary School. The Ashdown Forest is situated approximately 3 miles to the south and there are a selection of foot and bridle paths nearby into the neighbouring countryside. To the south the town of Crowborough is approximately 4.5 miles distance with Tunbridge Wells to the north approximately 4.5 miles distance, both of which provide comprehensive shopping and cultural amenities together with a mix of state and independent schools for all age groups. For rail services the main station at Tunbridge Wells offers fast services to London in around an hour. Gatwick is approximately 18 miles and the area is also generally well served by a selection of sport and recreational facilities.

TENURE:

Freehold

COUNCIL TAX BAND:

F

VIEWING:

By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

The planning consent granted on the 12th November 2015 has now lapsed but was approved for the rebuild/renovation of the existing garage space to become an additional living area attached to the existing house in the form a 1 bed self contained 2 storey annexe - planning No. WD/2015/2537/F.

AGENTS NOTE 2:

Estate Agents Act 1979 - Messrs Wood & Pilcher for themselves and their staff declare an interest in the above property as the executor and trustee involved in the sale of this property is an employee of Wood & Pilcher.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



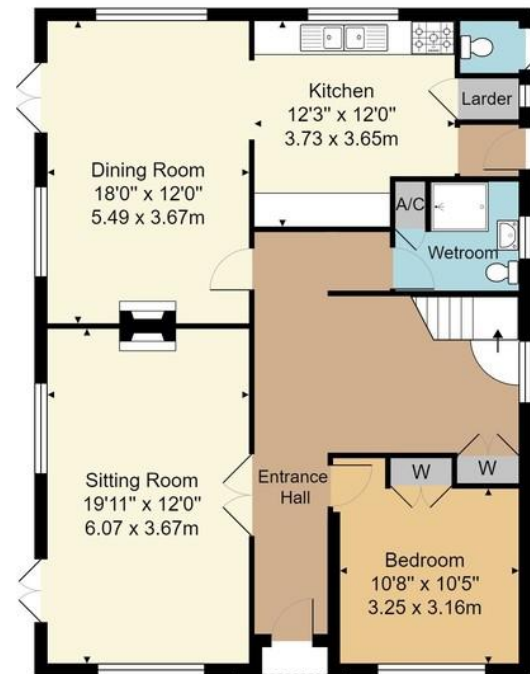
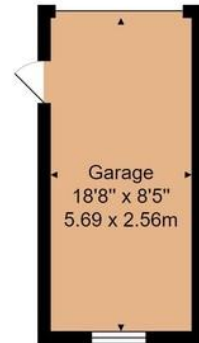
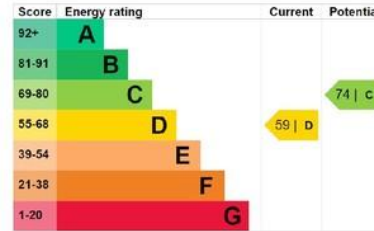
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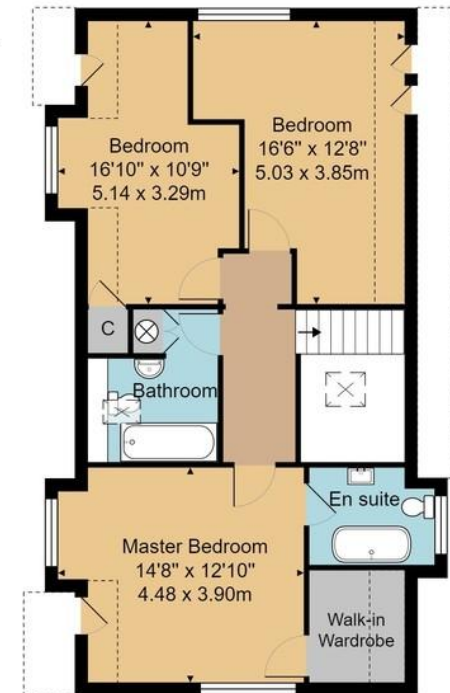
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Ground Floor



First Floor

House Approx. Gross Internal Area 1842 sq. ft / 171.1 sq. m
Garage Approx. Internal Area 157 sq. ft / 14.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.