



The Walks, The Green, Tunbridge Wells, Kent



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- Grade II Listed Cottage
- 2 Double Bedrooms
- EPC Exempt
- Upstairs Bathroom
- Double Fronted
- No Chain
- 
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A stunning 17th Century part tile hung Grade II Listed cottage, favouring an elevated position in the popular village of Groombridge.

Renowned for their character, the properties on the Walks in Groombridge are a beautiful example of the history of the village of Groombridge. This property, unlike many of the others, benefits from a double frontage, giving it that further idyllic look.

Throughout the property are a wealth of beautiful wooden beams, at the front of the property is a large open plan, living/dining area with a gorgeous inglenook fireplace with a working log burner. To the rear is the kitchen which benefits from granite worktops, a butler sink and provides access to the rear garden.

Upstairs are two double bedrooms, a bathroom and a separate W.C. The main bedroom benefits from a large walk-in-wardrobe and a further cupboard space.

To the rear, accessed via a meandering path is a small section of garden laid to lawn in amongst other beautiful gardens.

This property requires minor renovations and a cosmetic uplift.

Nestled between the two towns of Tunbridge Wells and Crowborough, Groombridge offers a range of amenities, local independent bakery, pre-school, surgery, pubs, post office and a convenience store. Groombridge also offers infamous walks/attractions including Groombridge place, Harrisons Rocks to mention just a couple. There is a mainline station a couple of miles from the property and offers a direct service to both London and the Coast. The renowned Spa Valley Railway (Groombridge Station) is just a short walk away from the property, providing a great day out!

Offered as end of chain, probate has been applied for but not granted as of yet.

\*Flying Freehold\*

**MORE PROPERTIES REQUIRED IN ALL AREAS**

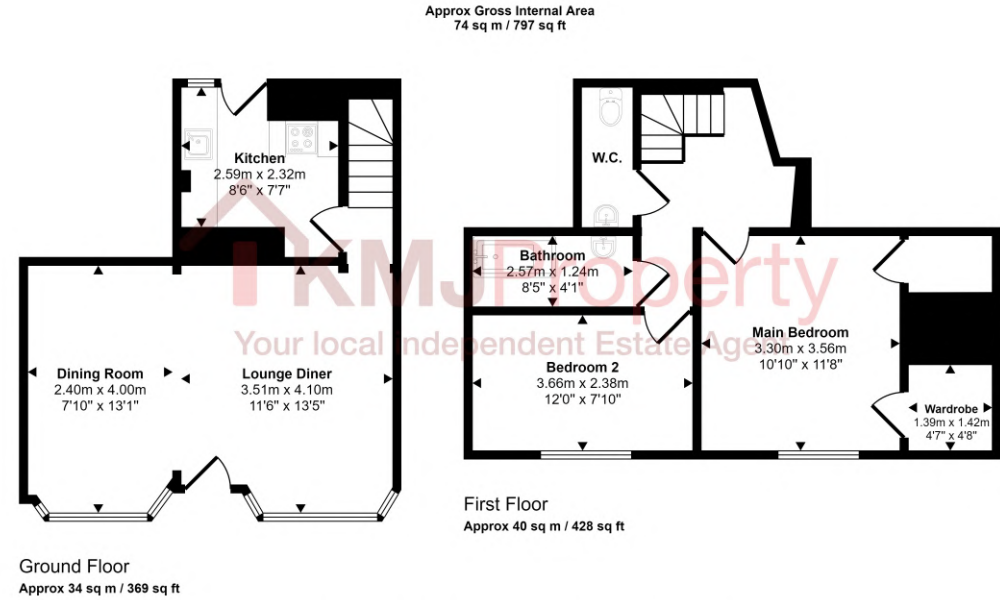




## Notes

Council Tax: D

Tenure: Leasehold - 979 Years



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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