



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom End of Terrace
- Comprehensively Refurbished
- Open Plan Kitchen/Dining Room
- Southerly Rear Garden
- Garage & Parking
- Energy Efficiency Rating: C

Newton Willows, Groombridge

GUIDE £525,000 - £550,000

woodandpilcher.co.uk

9 Newton Willows, Groombridge, Tunbridge Wells, TN3 9RF

Built in 1993, this beautiful 3-bedroom end of terrace home nestled in the quintessentially English countryside village of Groombridge has been comprehensively and thoughtfully renovated and adapted by the current owners to suit their young family needs but with appeal to all living styles.

A quickstock check of changes includes, open planning the kitchen dining room, newly installed kitchen with all new appliances, all new family bathroom, extensive decorating throughout, new combi 'Worcester' boiler and radiators, replacement of nearly all windows, new spotlight lighting and engineered wood flooring and carpets throughout as well as a landscaped garden.

Newton Willows is a quiet road set off Station Road in Groombridge and just up from the sweet Village High Street and Green, which includes a convenience store, bakery and post office as well as two family Public Houses. At the entrance to the road is the historic 1897 Railway Station which now solely operates as an infrequent leisurely Steam and Diesel railway line as part of the Tunbridge Wells 'Spa Valley Railway'. Like Groombridge, there is a wonderful community among the neighbours which creates a peaceful and safe place to call home.

It is a rarity for such a high-quality refurbished family home to come the market in such a desirable village location and therefore we have no hesitation in recommending interested applicants to view without delay.

ENTRANCE HALLWAY:

Ample space for storing shoes and coats, featuring a window, radiator, and engineered oak flooring, with access to the downstairs cloakroom.

CLOAKROOM:

The windowed cloakroom features full pedestal basin with pillar taps and tiled splashback, low-level WC, radiator, and engineered wood flooring.

LIVING ROOM:

The cosy yet spacious living room is complemented with a bespoke built-in media wall, cornice detailing, double glazed window with shutters and the original semi-circle archway.

KITCHEN/DINING ROOM:

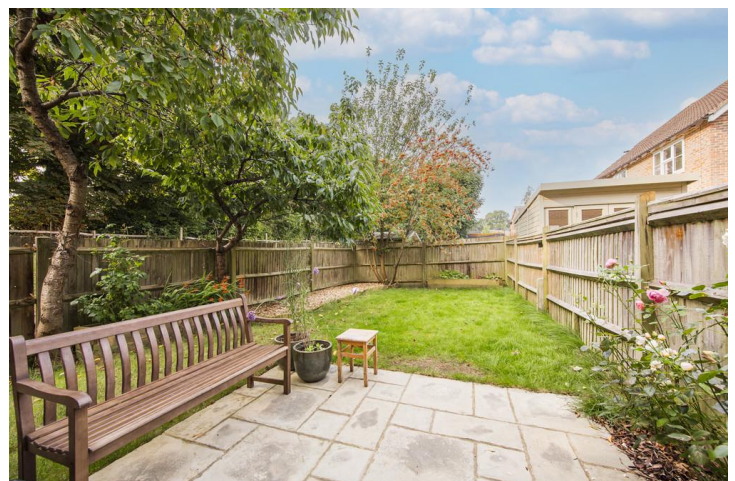
An open-plan layout, featuring new bi-fold doors to the garden creates a seamlessly flow throughout the ground floor.

The spacious dining room comfortably accommodates a six-seat dining table (not included), whilst the U-shaped kitchen, complete with a central island, offers ample wall-mounted and under-counter storage units, built-in 'Bosch' appliances and a 'Lamona' 5-ring gas hob with a recirculating extractor above. The neutral-toned kitchen is elegantly finished with quartz worktops and a matching splashback.

Additional storage cupboard under the stairs housing fuseboard.

LANDING HALLWAY:

The carpeted stairs lead to a spacious windowed landing area with generous airing cupboard currently housing the boiler. The loft, accessible via landing area is partially boarded and equipped with lighting.



FAMILY BATHROOM:

The newly refurbished windowed bathroom includes a floor-to-ceiling tiled bath shower combination with inset shower storage, gas fired towel radiator, wall-hung vanity unit with inset wash hand basin, mirrored wall-mounted storage and low-level WC, and finished with tiled flooring.

BEDROOM 2:

A carpeted bedroom featuring a high-performance glazed window with a southerly aspect and space for double bed and associated furniture.

BEDROOM 1:

At 107 sqft, the spacious principal bedroom offers ample room for bedroom furniture and includes built-in storage.

BEDROOM 3:

Spacious enough for double bedroom furniture but currently used as an office and includes a large storage cupboard.

SINGLE GARAGE:

Wired and plumbed, the garage features a manual up-and-over door and currently houses a washing machine and dryer (not included).

GARDEN:

Accessible from the kitchen/dining room or side passage, the Southerly garden has been thoughtfully refreshed and landscaped by the current owners. It now features a suntrap patio, lawn, and shrub area with mature trees.

SITUATION:

Groombridge is a quaint pretty village, on the Kent/East Sussex border and home to circa 1,600 residents. The larger town of Tunbridge Wells being some four and a half miles distant by road. Within the village centre there are a selection of local amenities including everyday shops, a selection of public houses and a popular and well-regarded primary school associated with the Church of St Thomas. Other points of interest include Groombridge Place with its impressive 700 year history, together with easy access to beautiful surrounding countryside. Royal Tunbridge Wells itself offers an excellent and wider mix of social, retail and educational facilities, alongside regular train services to both London termini and the south coast. The '291' bus service will serve Tunbridge Wells Station in circa 15 minutes from end of Station Road in Groombridge.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

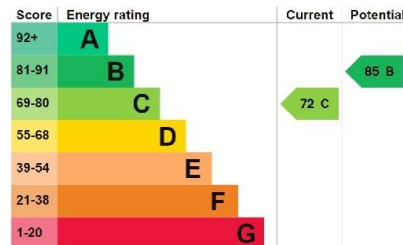
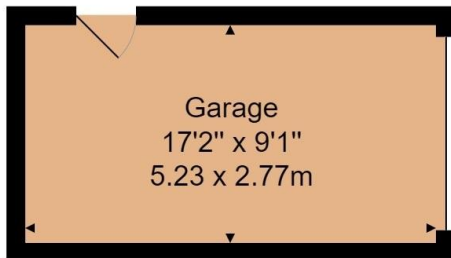
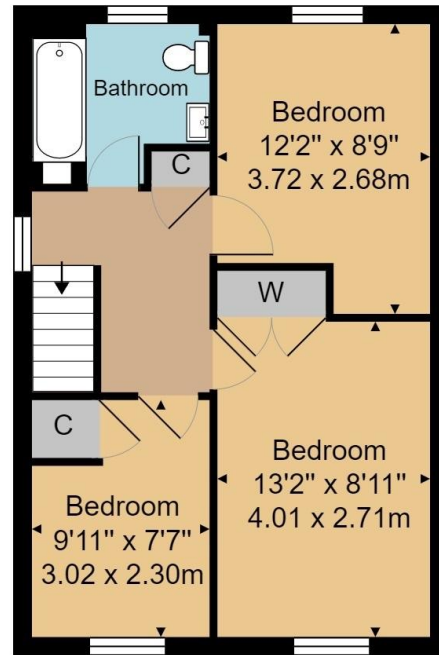
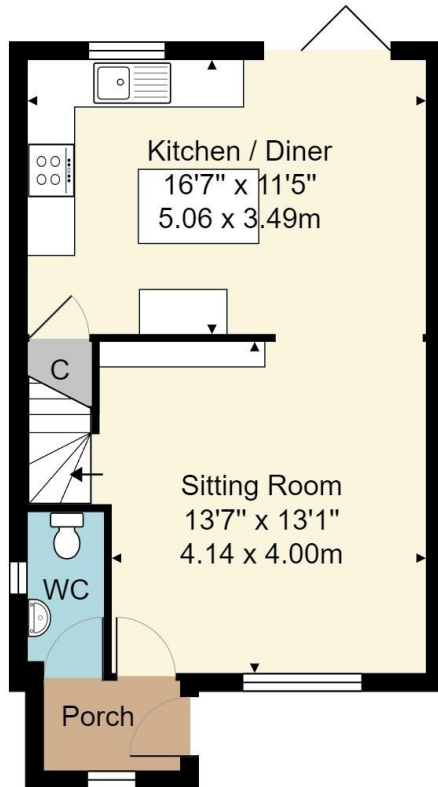
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





House Approx. Gross Internal Area 875 sq. ft / 81.3 sq. m
Garage Approx. Internal Area 156 sq. ft / 14.5 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

