



Alexandre Boyes

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Acre Barn, Top Hill Farm, Groombridge Hill, Groombridge, TN3 9LY





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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

## Acre Barn, Top Hill Farm, Groombridge Hill, Groombridge, TN3 9LY

- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Dining Room
- Kitchen / Breakfast Room
- Utility Room
- Bedroom One with Ensuite Bathroom
- Bedroom Two with Ensuite Shower Room
- Three further Bedrooms
- Family Bathroom
- Store Room
- Garage
- Garden
- Parking
- Circa One Acre Field
- New Boiler
- No Chain





Nestled in the picturesque village of Groombridge, this stunning five bedroom barn conversion seamlessly blends rustic charm with modern luxury. Set within this quintessential village, the property boasts spacious open plan living areas, exposed beams and vaulted ceilings, creating a warm and inviting atmosphere. The generous bedrooms, including a luxurious principle suite, offer countryside views. A rare opportunity to own a characterful home in an idyllic rural setting, just a short drive from Tunbridge Wells.

Groombridge still retains many of the amenities one would hope to find such as the Post Office, Baker, Convenience Store, Two Public Houses, Doctor's Surgery, Cricket Pitch and St Thomas's Primary School. Tunbridge Wells town offers excellent facilities including the Royal Victoria shopping centre and the famous Pantiles. The mainline railway station offers services to London in under one hour. There are a variety of schools in the area, including Primary, Secondary and Private Schools, most of which have achieved excellent reports from Ofsted. No Chain.





Score	Energy Rating	Current	Potential
92+	A		
81-91	B		84 (B)
69-80	C	72 (C)	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTES**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

