



## **The Ridge, Withyham Road, Groombridge, Tunbridge Wells** **£495,000**

Spacious 3-Bedroom Family Home with Stunning Open-Plan Living, Large Garden, and Versatile Studio in Sought-After Groombridge Village | Freehold

This exceptional three-bedroom terraced property offers the perfect blend of modern living and family comfort. Ideally situated in a quiet cul-de-sac in the highly desirable village of Groombridge, the home boasts expansive living spaces and scenic views over surrounding fields.

Upon entering, the ground floor welcomes you with a generous entrance hall, complete with an understairs storage cupboard and plumbing facilities. Stairs lead to the first floor, where you'll find an impressive, light-filled open-plan living area featuring skylights that enhance the sense of space and brightness. This leads seamlessly into a dining area and a beautifully appointed kitchen with an island, integrated appliances, and additional space for further utilities. A practical utility room is also located on this level, while bi-fold doors open out to the rear garden, creating a perfect flow between the indoor and outdoor spaces.

The first floor comprises two well-proportioned double bedrooms, a single bedroom, and a family bathroom, offering ample room for family living.

Externally, the property benefits from a spacious garden predominantly laid to lawn, complemented by planters, raised beds, and a sociable patio area. An impressive outbuilding with an en-suite shower room provides further versatile living space.

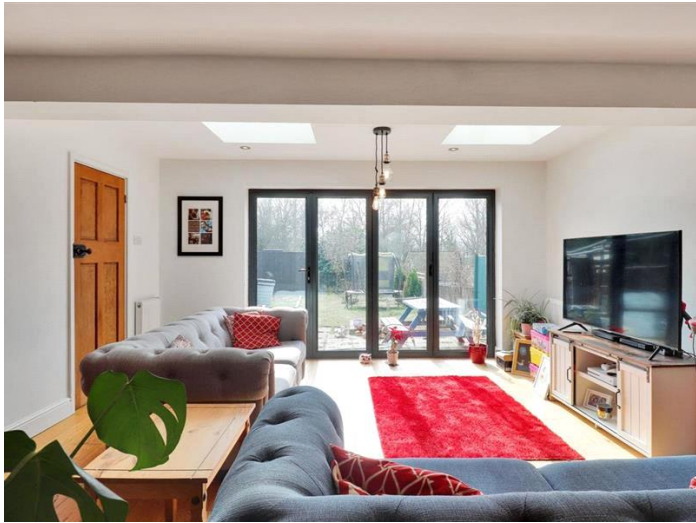
This home provides an abundance of space both inside and out, making it an ideal choice for a growing family.

Council Tax Band: D

Tenure: Freehold

Parking options: Off Street

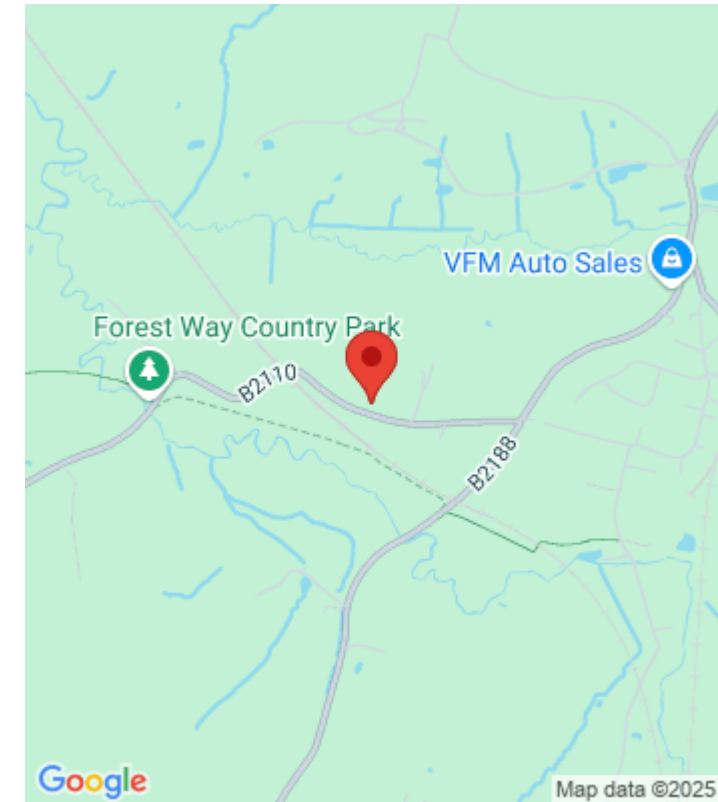
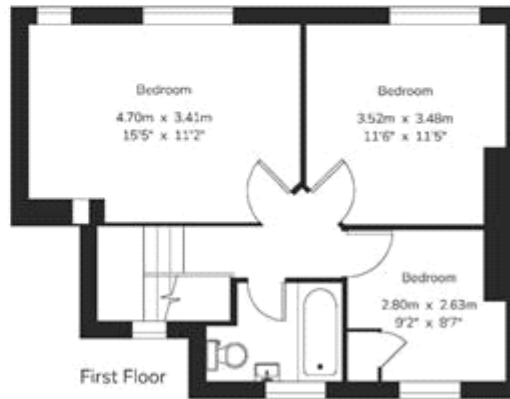
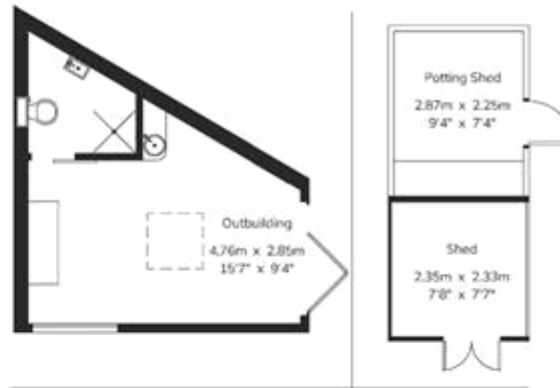
Garden details: Front Garden,  
Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## 5 The Ridge

House - Gross Internal Area : 103.6 sq.m (1115 sq.ft.)  
 Outbuilding - Gross Internal Area : 17.7 sq.m (190 sq.ft.)  
 Potting Shed - Gross Internal Area : 12.1 sq.m (130 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.