

4 bed detached house to buy in

Burrswood, Groombridge, Tunbridge Wells, Kent, TN3 9PY

£775,000 Starting Bid

x 4 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- Wonderful Private Gated South-Facing Setting
- Far Reaching Views Across Ashdown Forest
- Over 1,700 Sq Ft Of Bright And Flexible Accommodation
- EPC Rating E

Key Information

- Council Tax: Band G
- EPC Rating: E
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Approximate Gross Internal Area: 1,748 Sq Ft / 162.4 Sq M

Outbuildings: 683 Sq Ft / 63.5 Sq M

Total: 2,431 Sq Ft / 225.9 Sq M

Total Plot: Approximately 0.29 Acres

A truly rare opportunity to become part of the historic Burrswood Estate. Occupying a private gated south-facing plot of just under a third of an acre and enjoying far reaching views across Ashdown Forest, Buckhurst House is a superb four-bedroom detached family home offering over 1,700 sq ft of accommodation in one of the High Weald's most exceptional and picturesque settings.

Set within the breathtaking High Weald Area of Outstanding Natural Beauty, Buckhurst House occupies an enviable position within the historic Burrswood Estate, a remarkable private country estate extending to over 100 acres on the edge of the highly regarded village of Groombridge.

Approached via one of two private driveways serving the Burrswood Estate, the sense of arrival is truly special. Passing the historic gatehouse, tranquil fishing lakes and the magnificent Grade II listed Manor House, the approach hints at the rich history and natural beauty that await. Occupying an elevated position within its own mature grounds, Buckhurst House presents a unique opportunity to acquire a home of real character in one of the area's most enchanting and unspoilt locations.

Constructed with an attractive natural stone exterior, the property offers light and airy accommodation arranged over two floors. The current owners have sympathetically improved the house and gardens, creating a comfortable and welcoming home that blends character with practicality.

The accommodation comprises an inviting and spacious entrance hall with beautifully restored parquet wood flooring, which extends seamlessly into the impressive sitting room and dining room. Benefiting from a southerly aspect, these reception areas are wonderfully bright and welcoming, enjoying views over the beautiful wrap around gardens and creating an ideal setting for both everyday family life and entertaining. The kitchen leads through to a large utility room, whilst a conveniently positioned cloakroom/WC completes the ground floor accommodation.

Whilst the property is ready to enjoy immediately, the kitchen and utility spaces offer exciting scope for a purchaser to reconfigure and enlarge the space to create a stunning open plan kitchen, dining and family room. Subject to the necessary consents, there is also potential to extend the property, including the possibility of a two-storey addition, allowing future owners to adapt and enhance this already impressive home to suit their own lifestyle.

To the first floor are four well-proportioned bedrooms, all served by a recently renovated family bathroom finished to a high standard and complementing the improvements already made by the current owners. The three principal bedrooms benefit from recently installed Bosch air conditioning, a thoughtful addition that provides enhanced comfort throughout the seasons.

The Burrswood Estate itself is steeped in history. Originally commissioned in around 1839 by Alderman David Salomans and later owned by Dorothy Kerin as a centre for spiritual and physical healing, the estate has evolved over the centuries whilst retaining its remarkable character and sense of tranquility. Today it offers a unique and secluded community, surrounded by formal gardens, lakes, woodland and open countryside.

Formerly known as Garden View, Buckhurst House is enveloped by mature gardens and enjoys an idyllic semi-rural setting. Established planting and sweeping lawns provide privacy and a beautiful connection to the surrounding landscape, whilst the elevated south-facing position ensures glorious rural views can be enjoyed throughout the seasons.

The gardens and surrounding estate are a haven for wildlife, where birdsong, woodland walks and the changing colours of the countryside create a peaceful backdrop to everyday life. It is a setting that feels wonderfully secluded, yet remains within easy reach of excellent schools, local amenities and transport links.

Complementing the house are two substantial garages together with a useful store outbuilding, offering excellent storage, workshop space or potential for a variety of uses, subject to any necessary consents. Together with the generous gardens and exceptional setting, they further enhance the sense of space and opportunity that this special home affords.

Properties such as Buckhurst House rarely come to the market. Combining history, privacy, abundant wildlife and breathtaking scenery, this is a unique opportunity to embrace country living at its very best.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: G - Tunbridge Wells Borough Council

Services: Oil fired central heating, mains water, electricity and drainage.

Energy Performance Certificate: Registered under the property's previous name, Garden View.

What3Words Location: ///aviators.busters.flying

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £775,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

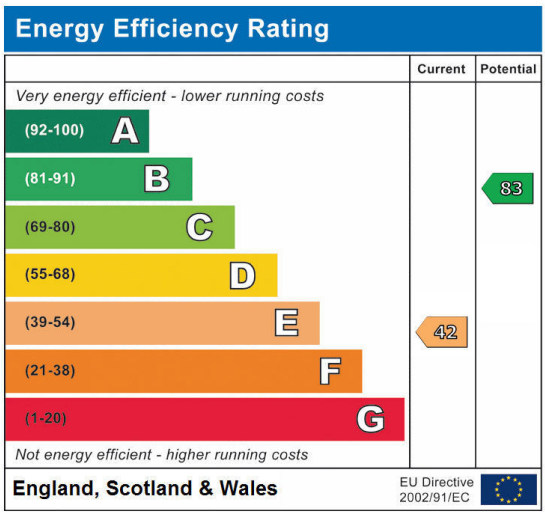
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Burrswood, Groombridge, Tunbridge Wells, Kent, TN3 9PY

Contact your local branch today for more information on this property:

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