



Rose Cottage, Park Corner Lane, Groombridge

In Excess of £2,250,000

MADDISONS
RESIDENTIAL



Location

Park Corner is situated just outside the village of Groombridge, a lovely village to the south of Tunbridge Wells with a great sense of community. The spa town of Royal Tunbridge Wells is just a short drive away and provides a range of first-class amenities, including the mainline station with its fast and frequent train service to central London. There are many excellent schools in the vicinity, within both the state and independent sectors. The award-winning Bluewater Shopping Centre is under 25 miles away and the seaside towns lie just 30 miles to the south.





GARDEN

Generous garden of just over 1 acre with areas of terrace, lawn and vegetable plots. 3 large sheds and a duck pond.

GARAGE

Triple Garage

3 bay oak framed garage with electric doors

DRIVEWAY

8 Parking Spaces



Park Corner Lane, Groombridge, Tunbridge Wells, TN3

Approximate Area = 2276 sq ft / 211.4 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

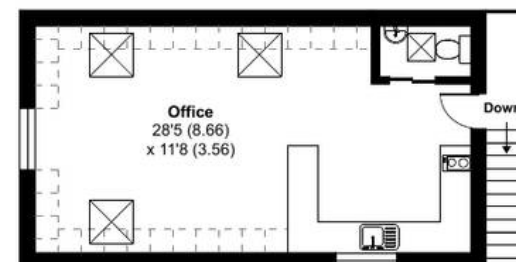
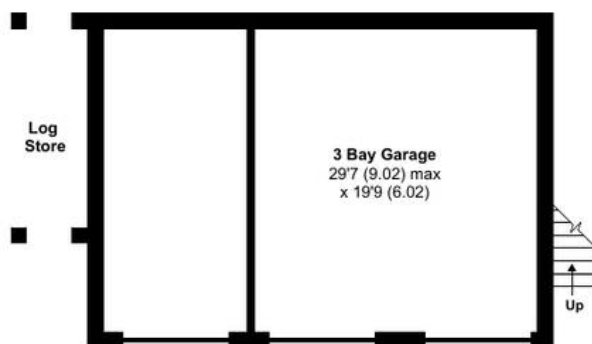
Annexe = 871 sq ft / 80.9 sq m

Garage = 563 sq ft / 52.3 sq m

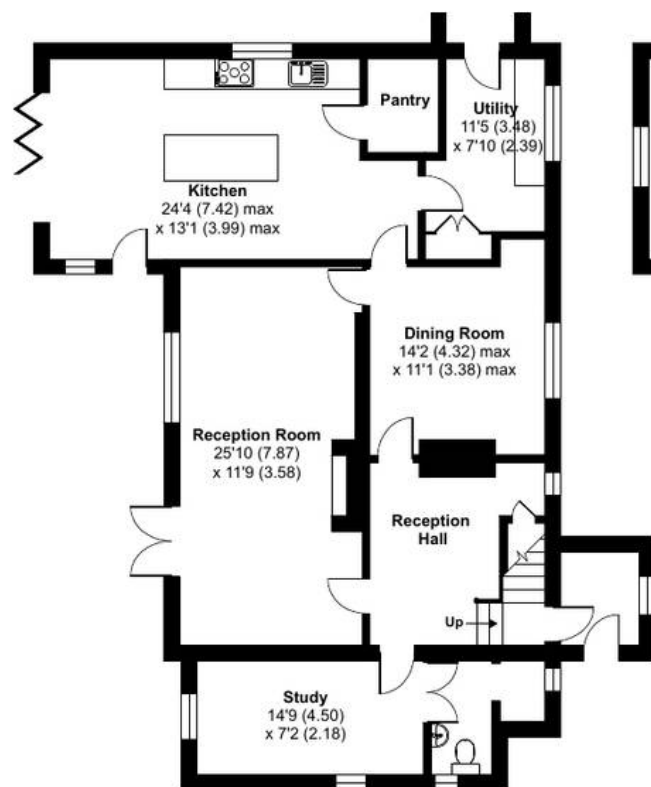
Room Above Garage = 354 sq ft / 32.8 sq m

Total = 4132 sq ft / 383.8 sq m

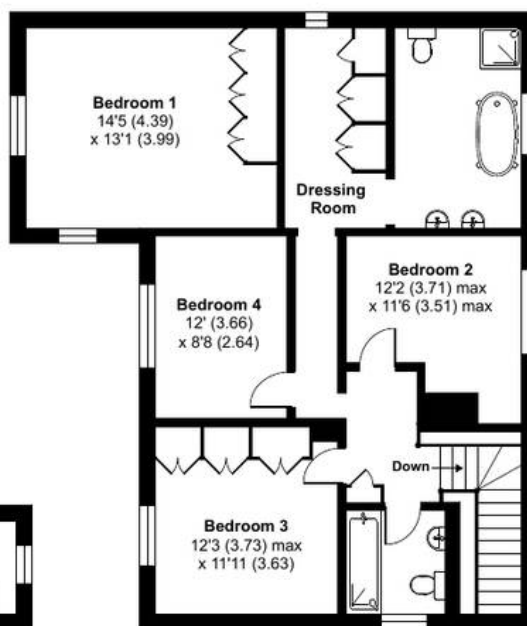
For identification only - Not to scale



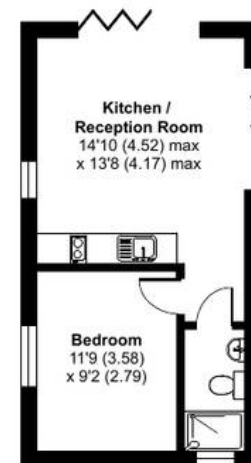
Denotes restricted
head height



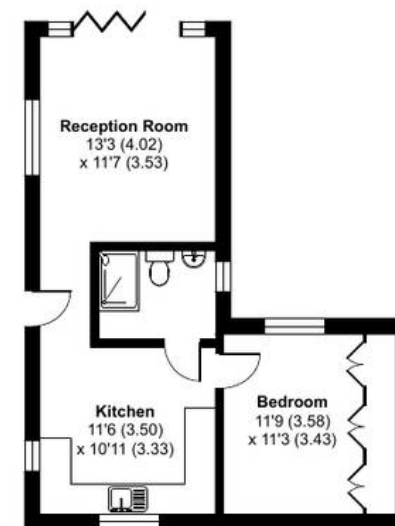
GROUND FLOOR



FIRST FLOOR



ANNEXE 2 (THE VIEW)



ANNEXE 1 (LITTLE ROSE)





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