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Lealands Barn, Station Road, Groombridge, TN3 9NB





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

## Lealands Barn, Station Road, Groombridge, TN3 9NB

- Stunning detached 5 bedroom converted barn with immense charm and character
- Set in the middle of its one acre plot (tbv), boasting wonderful landscaped gardens with an abundance of flower and shrub borders, mature trees and natural hedgerow perimeter
- Amazing vaulted ceiling triple aspect living room/dining room
- Well fitted bespoke 20' kitchen/breakfast room
- Potentially annexable area comprising snug/playroom leading to two downstairs bedrooms with jack and jill shower room
- Delightful galleried study areas on the first floor
- Vaulted master bedroom with wall to wall fitted wardrobes and En-suite bathroom
- Further two upstairs vaulted bedrooms with family shower room
- Sweeping driveway with extensive parking area for multiple vehicles
- Vaulted three bay garage (one bay enclosed for secure storage) and large garden shed
- There is lapsed planning for a contemporary 45 sqm summer house
- Mains water, gas and electricity
- Recent gas boiler
- High speed broadband





An impressive traditional, unlisted, detached five bedroom Kentish barn. Converted in the nineties and significantly improved by the current owners. Set in wonderful mature gardens, off a quiet country lane, on the edge of the attractive village and community of Groombridge. With the countryside on the doorstep and the convenience of most village service and amenities within just a few hundred metres.

The property is approached via a sweeping gravel driveway from a gated private lane servicing a pretty hamlet of buildings consisting of the converted barn, farm, east and dairy farmhouse. The front door opens into a glazed hallway, offering a teasing glimpse of the main reception room beyond and access to a delightful and spacious cloakroom. The stunning, full height vaulted ceiling in the triple aspect open plan living/dining room delivers a breathtaking "wow" moment for all who enter and is the main feature of the house. This wonderful room is the heart of the home, featuring powerful log burner, double height glazing and doors overlooking both front and rear gardens with beautiful sandstone flagstone flooring which continues throughout the hall, cloakroom and kitchen.

The dual aspect bespoke fitted kitchen/breakfast room is fitted with Siemens gas oven, induction hob and Miele dishwasher, all finished in brushed stainless steel.

The ground floor further comprises a potentially annexable area that includes a snug/playroom and two double bedrooms, all with solid oak flooring. These bedrooms are served by a modern Jack & Jill en-suite shower room.

An open tread wooden staircase rises from the principal reception room to the galleried landing areas. These form perfect spaces for study and gym areas from which to enjoy the view of the full height ceiling to the eaves and associated exposed timbers.

On the first floor are three further bedrooms each with vaulted ceilings, and a family shower room with a utility cupboard for washing machine and drier. The master bedroom boasts a large fitted wardrobe space and is served by an ensuite comprising both a free standing bath and wet room type shower with under floor heating. Above the corridor running between the galleried area and the master bedroom there is also a very large and convenient loft storage space with access doors to both ends.

Internal viewing is highly recommended to appreciate the well proportioned living space which benefits from double glazing throughout. This property has the wow factor expected with a turnkey ready barn conversion. Of particular note is the high quality contemporary finish to all three bathrooms and cloakroom boasting sleek Arne Jacobsen designer Vola fixtures, Laufen sanitary ware and extensive use of travertine wall and floor tiles, bespoke solid oak cabinetry and brushed stainless steel fittings.

Outside

The secluded grounds are a delightful feature of the property, surrounding the barn on all sides, with the plot extending to about an acre. The grounds and mostly bordered by mature hedgerow, also boasting post and rail fencing with integral sheep netting, providing both seclusion and security for those with dogs.

The rear gardens facing east and south are mainly laid to lawn with an array of beautiful shrubs, flowerbeds, herb garden, oak, beech, interesting specimen trees and a number of fruit trees, including plum, apple, greengage, and cherry. There is also an extensive terraced area running the length of the barn, ideal for Al Fresco dining barbecues and entertainment. The owners previously obtained planning permission (since lapsed) for a contemporary 45 square meter summer house in the southern corner of the plot where the valley views are most far reaching. The formal front gardens facing west feature flagstone and brick patios and paths set amidst winter flowering heather, roses, conifers and specimen trees. Beyond the garden lies an extensive gravelled parking and turning area, including a three bay vaulted garage (one bay enclosed for secure storage) and a large garden shed.

Situation

Lealands Barn is situated on the edge of the popular village of Groombridge overlooking the beautiful Kent/Sussex border countryside befitting of its AONB status, which is best known for the historic Groombridge Place, currently being converted into a boutique hotel for the popular Pig franchise, and expected to open next year.

The village has a thriving local community, and amenities include a well regarded primary school, GP surgery, general store, bakery, post office, two churches and two public houses. Leisure facilities include a cricket ground, recreational ground, tennis club, lawn bowling club, Harrisons Rocks/Birchden Woods (popular with climbers and dog walkers), Spa Valley steam and heritage railway and the Forest Way Country Park.

The Royal Tunbridge Wells Spa town is less than 5 miles distant, with rail services into Charing Cross via London Bridge with a travel time of approximately 50 minutes. Also offering an excellent mix of state and grammar schools and comprehensive and extensive shopping facilities.



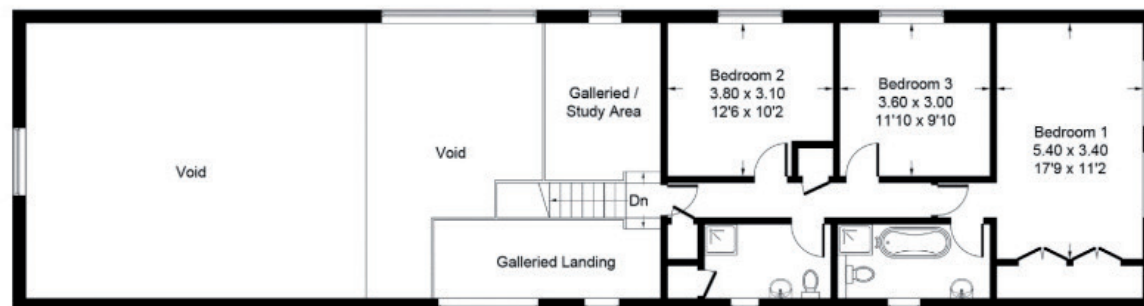
## Groombridge, Tunbridge Wells, TN3

Approximate Gross Internal Area (Excluding Void) = 253.6 sq m / 2730 sq ft

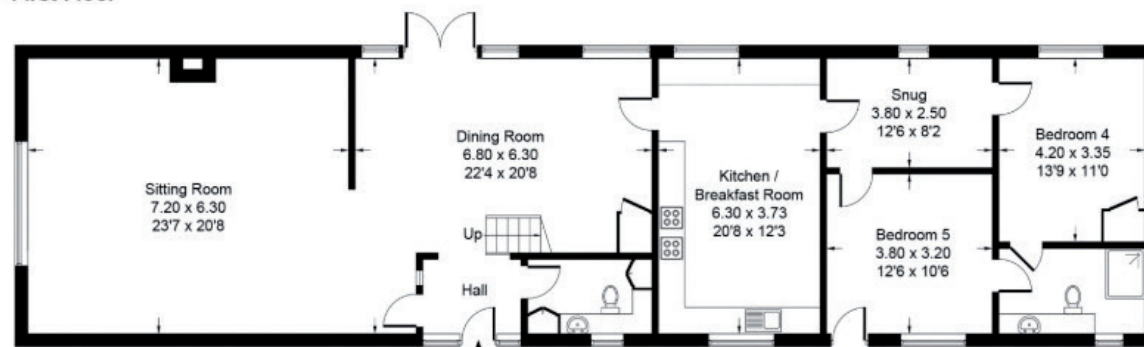
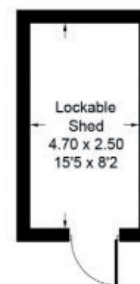
Garage / Workshop = 52.1 sq m / 561 sq ft

Lockable Shed = 11.9 sq m / 128 sq ft

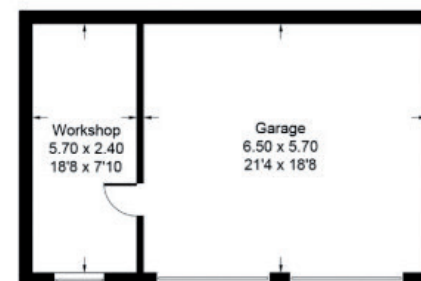
Total = 317.6 sq m / 3419 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Outbuildings

### 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.

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		90 (B)
69-80	C		
55-68	D	68 (D)	
39-54	E		
21-38	F		
1-20	G		

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