



PRIME
BY KINGS ESTATES



Buckhurst House, Burrswood

Groombridge, Tunbridge Wells, TN3 9PY

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.

Tenure: Freehold

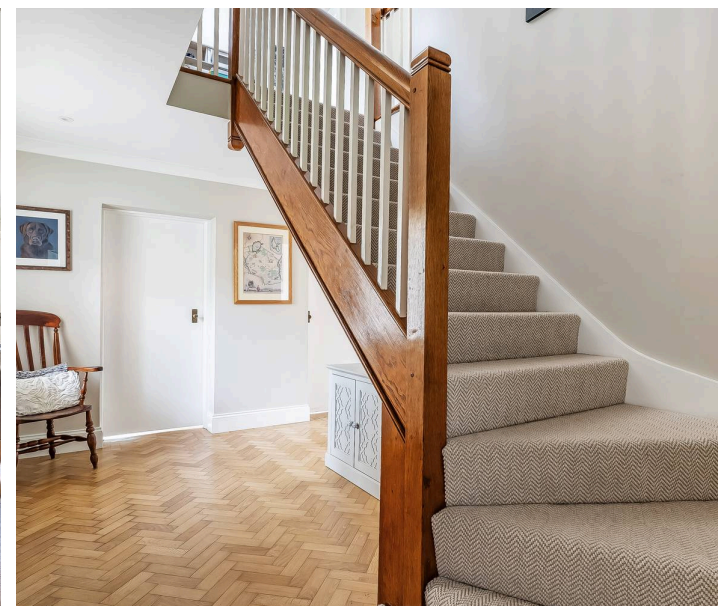
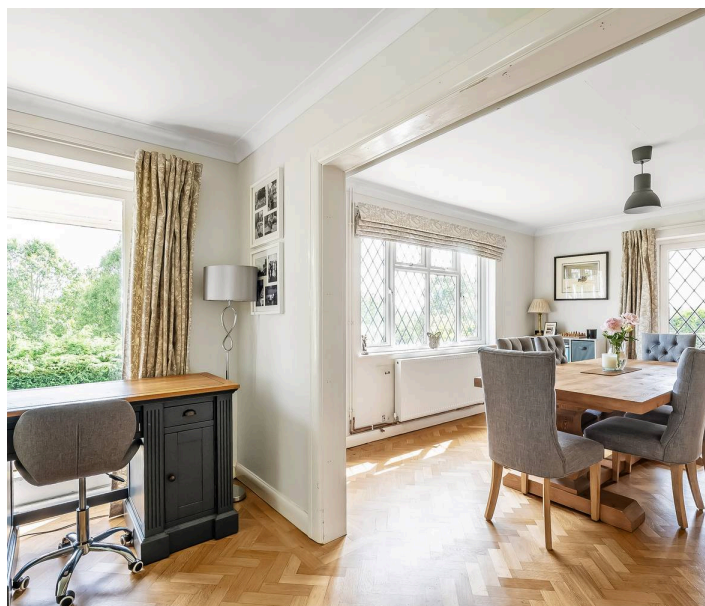
Council Tax Band: G - Tunbridge Wells Borough Council

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

- A Truly Rare Opportunity Within The Historic Burrswood Estate
- Wonderful Private Gated South-Facing Setting
- Elevated Plot Of Approximately 0.29 Acres
- Far Reaching Views Across Ashdown Forest
- Detached Natural Stone Family Home
- Over 1,700 Sq Ft Of Bright And Flexible Accommodation
- Four Bedrooms And Recently Renovated Family Bathroom
- Beautiful Mature Gardens And Abundant Wildlife
- Two Large Garages And Store Outbuilding
- High Weald AONB Setting Close To Groombridge And Tunbridge Wells





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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.

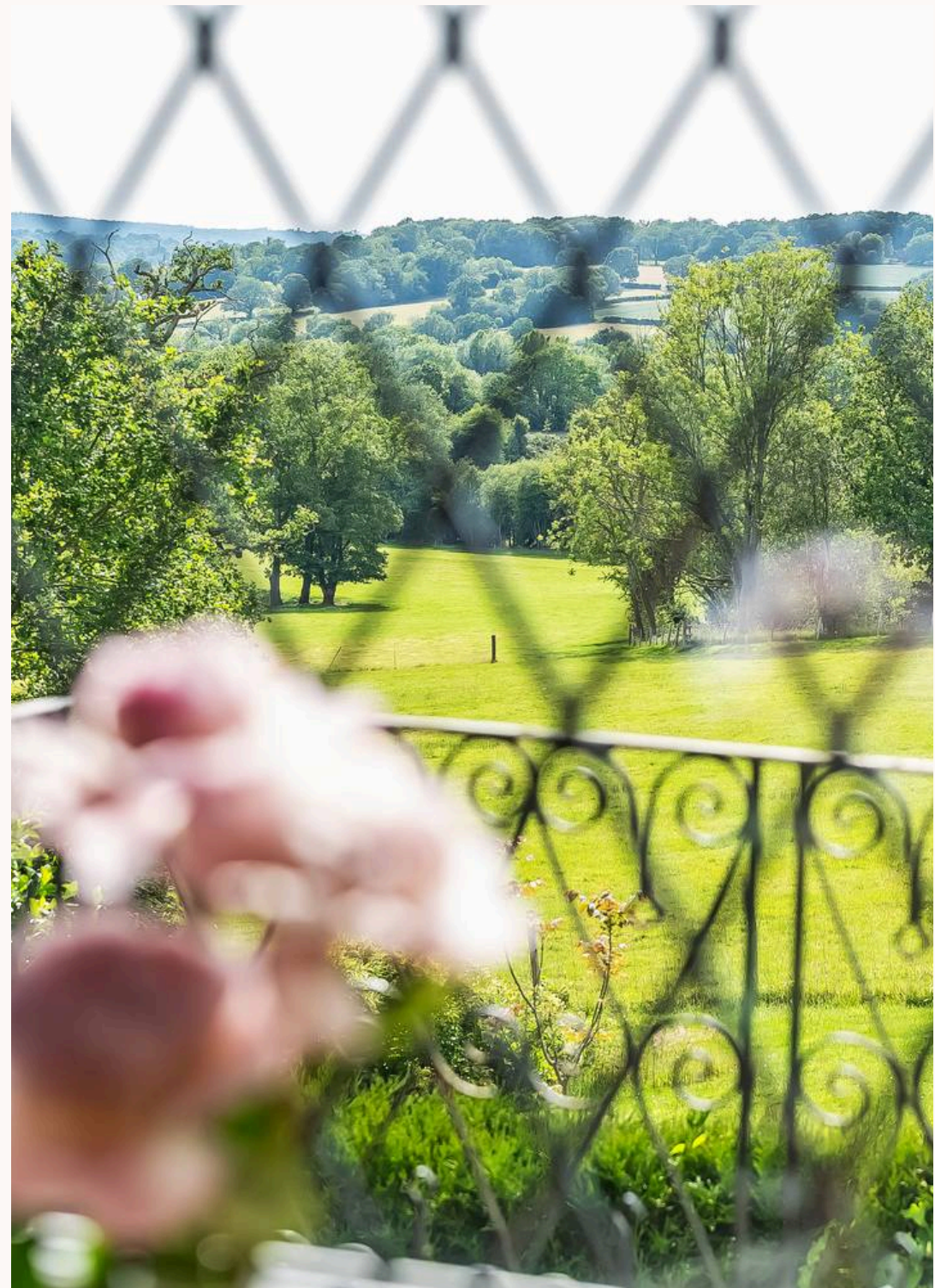
THE LOCATION

Buckhurst House enjoys an enviable position within the historic Burrswood Estate, a private estate extending to over 100 acres on the edge of the sought-after village of Groombridge, surrounded by beautiful countryside within the High Weald Area of Outstanding Natural Beauty.

Groombridge offers a wonderful village lifestyle with a bakery, village store and post office, GP surgery, village hall, pubs and restaurants, whilst nearby Royal Tunbridge Wells provides an extensive range of shopping, leisure and cultural amenities. Situated on the Kent side of Groombridge, the property is also ideally placed for access to the highly regarded Kent grammar school system.

The estate itself provides a unique backdrop to everyday life, with picturesque lakes, woodland, formal gardens and open grazing land creating a peaceful and ever-changing landscape. For those who enjoy the outdoors, there are numerous walking and cycling routes nearby, including the popular Forest Way Country Park, whilst Groombridge Tennis Club and a range of recreational facilities are also close at hand.

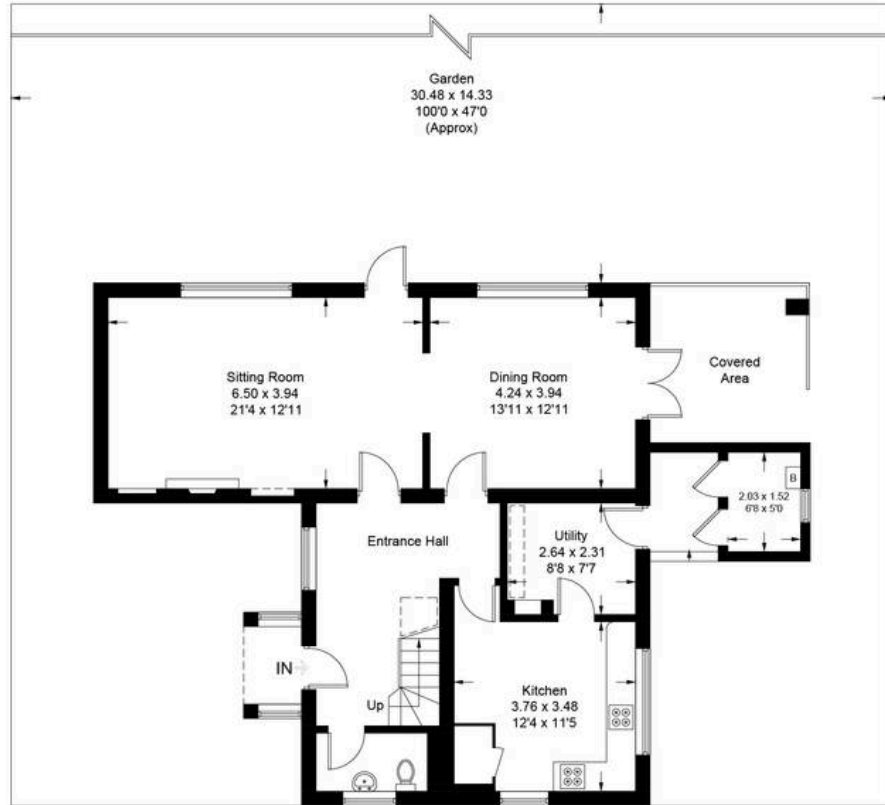
For commuters, Ashurst station is approximately 1.5 miles away, Eridge station around 3 miles, and Tunbridge Wells station approximately 4.5 miles away, offering regular services to London. The nearby A26 links to the A21 and M25, making this a peaceful countryside setting that remains exceptionally well connected.



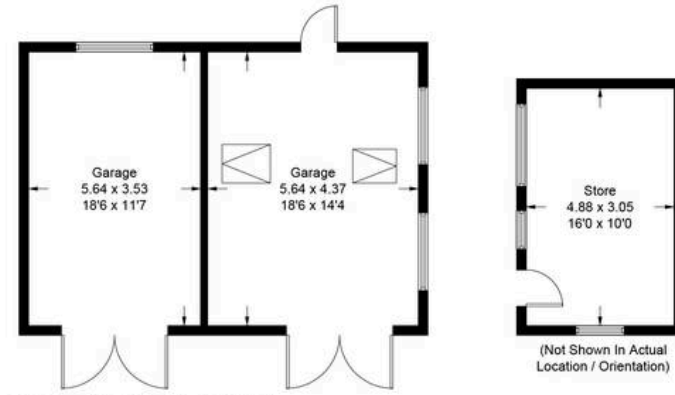
Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft
 Outbuildings = 63.5 sq m / 683 sq ft
 (Including Garages / Excluding Covered Area)
 Total = 225.9 sq m / 2431 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)
Outbuildings



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1311481)

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Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • hello@kings-estates.co.uk • www.kings-estates.co.uk/



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