

Hendal Farmhouse



HENDAL FARMHOUSE
CHERRY GARDENS HILL
GROOMBRIDGE
EAST SUSSEX, TN3 9NU

Groombridge miles 1.3 miles • Tunbridge Wells 5.3 miles
Gatwick 20.6 miles • Sevenoaks 15.3 • M25 15. miles
(all distances approximate)

TO LET £4,950pcm - unfurnished
inclusive of gardening

A beautifully restored period farmhouse on the edge of the historic village of Groombridge

Entrance porch • 2 Reception rooms
Kitchen/breakfast room • Large pantry • Utility room
5/6 Bedrooms • 3 Bathrooms/shower rooms

Mature, landscaped garden with patio area
Double garage • Ample off-road parking
Period barn with earth floor • Four stables and tack room
Small paddock of approximately 0.63 acres

Contact : Sam Benson - 01342 410122
SamB@rhrwclutton.co.uk



SITUATION

Situated just five miles southwest of Royal Tunbridge Wells in the High Weald National Landscape, Groombridge is a charming historic village with pretty cottages centred around the green and the ancient Crown Inn. There are two welcoming pubs, a local store, a traditional bakery, a Post Office, and nearby farm shops, while Tunbridge Wells is close by for more comprehensive shopping facilities and amenities. The Spa Valley steam railway is nearby and there are numerous footpaths, including through parts of Burrswood Estate. The property is ideally situated within easy reach of a number of well regarded schools including grammar schools in Tunbridge Wells and Tonbridge. Tunbridge Wells station is within 5.5 miles











and Eridge about 3.3 miles, both provide mainline services to London (Cannon Street and Charing Cross, and London Bridge respectively) . The A26 leads to the A21 for easy access to the South Coast, other motorways and the Channel Tunnel.

DESCRIPTION

A beautifully restored 5/6 bedroom period farmhouse set just outside the sought after village of Groombridge. This exceptional property combines historic charm with modern comfort, offering flexible family accommodation across three floors. Original wooden flooring, character fireplaces, and thoughtful design make this a truly special home.

There is a welcoming entrance porch with wooden seating which leads into a reception room with a log burner. A long hallway leads to a further, larger reception room with an inglenook fireplace and a study behind a pair of glass doors. Steps lead down to a large kitchen/breakfast room with an electric Rangemaster and an integrated dishwasher There is a large pantry room with a freestanding tall refrigerator and beyond is a utility room with a washing machine and tumble dryer and a door leading out to the garden.

Stairs from the hallway lead up to a half landing, off to a family bathroom, and up to a spacious first floor landing which could be used as a study area. There are three double bedrooms, a versatile room suitable as a bedroom, study, or dressing area, and a shower room.

On the second floor is a large bedroom with exposed timbers, an adjoining shower room and another smaller room which could be used as a bedroom, study or dressing room.

OUTSIDE

The property enjoys a mature, landscaped rear garden with a patio adjoining the rear of the house, flowerbeds and an attached store. There are a number of fruit trees at the bottom of the garden and the former military pillbox is an interesting feature. Beside the house is a double garage and parking for several cars, and opposite a charming period barn with an earth floor.







On the eastern side of the house is a small paddock (approx. 0.63 acres) with a further pillbox and beside the main drive are four stables and a tack room.

TENANCY

The property is to be let, unfurnished, for an initial period of 12 months. Available from May 2026.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will collect the Holding Deposit (equivalent to one weeks rent) and will issue third-party referencing forms for completion.

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable.

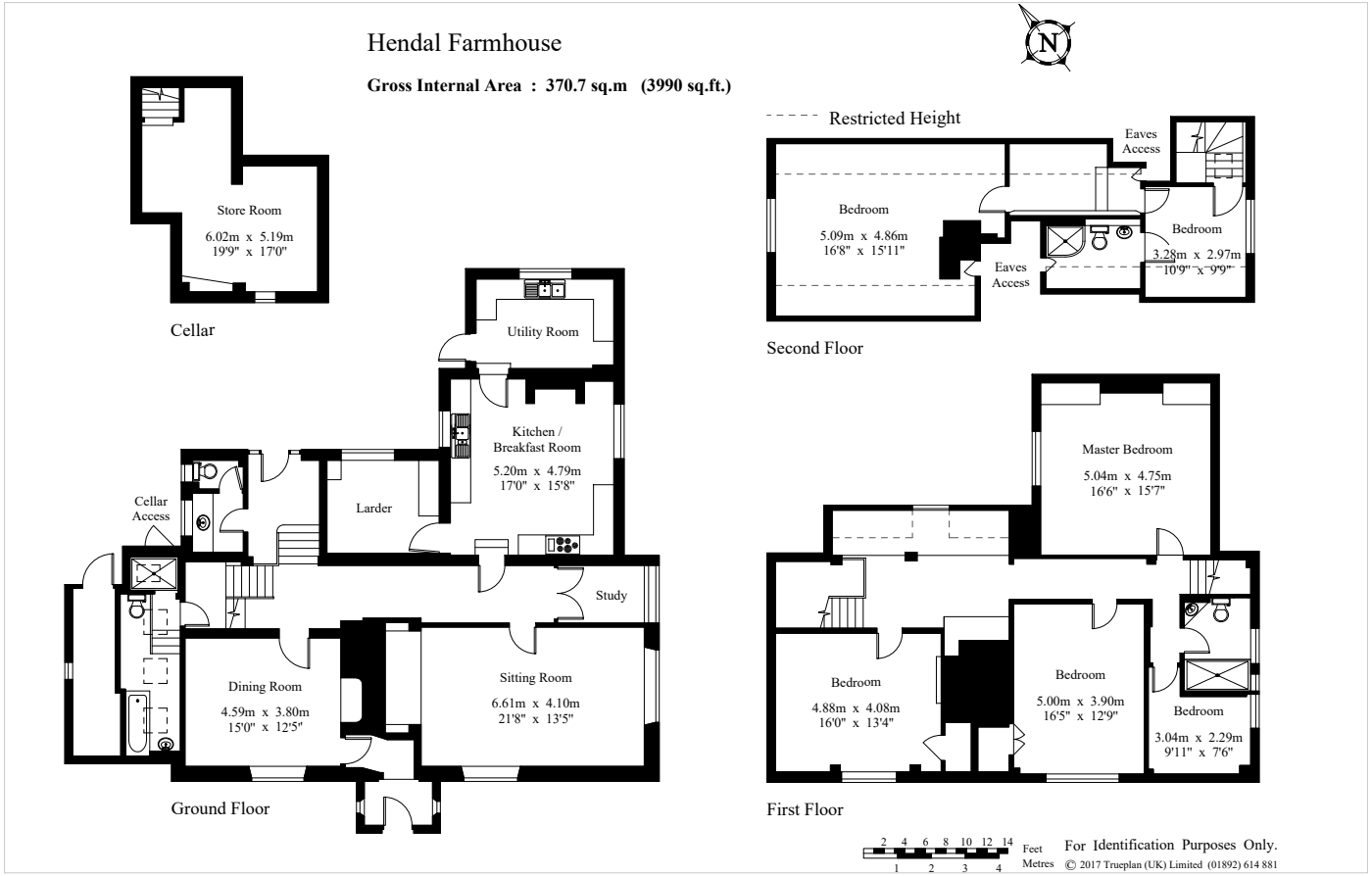
Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

TENANCY DEPOSIT

A deposit the equivalent to 6 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by the Deposit Protection Service (DPS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

SERVICES

Mains electricity and water. Drainage is to a private sewerage treatment plant. The central heating system is oil fired to radiators.







Ofcom indicates that the property benefits from access to ultrafast broadband and reliable mobile coverage. Prospective tenants are advised to carry out their own checks to confirm that the available broadband and mobile signal meet their specific requirements.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC – E.

OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Wealden District Council (Band G), Utilities, Communication Services (telephone etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared. For a full scale of RH & RW Cluttons Tenant Fees, please visit www.rhrwclutton.com/informationfortenants.

MAINTENANCE

The tenant will be responsible for maintaining the interior of the house. The landlord will be responsible for maintaining the structure and arranging the hedge cutting, flowerbed care, pruning, and weeding.

PETS

Please note that the landlords would prefer not to have cats at the property due to the nearby game bird pens.

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars updated April 2026. Photographs taken Feb 2026 and April 2026.

RH & RW CLUTTON
01342 410122
www.rhrwclutton.com
1 West Street, | East Grinstead | West Sussex | RH19 3DF