



## Rose Brandon

Ashurst Hill, Ashurst, TN3 9TE

► SUMNER PRIDHAM ◄

A spacious detached "Colt" bungalow, timber construction. Located in an elevated and large plot with outstanding views at the top of Ashurst Village within walking distance of a mainline station with direct trains to London Bridge. Requiring modernisation.

Hall, Sitting/Dining Room, Kitchen/Utility Room, Cloakroom with Shower and WC, 3 Double Bedrooms, Family Bathroom, Oil Fired Central Heating, Double Glazed Windows, 5-bar gate approach to paved parking and drive leading to a detached Garage, large Garden and grounds to include Woodland.

**Guide price £500,000 Freehold \*No Forward Chain\***







## The Property

- It is considered that the property offers excellent potential to either significantly upgrade existing or seek planning permission for an extension or a replacement. One would normally expect to find a larger and more expensive property in this superb location with its views and large grounds.

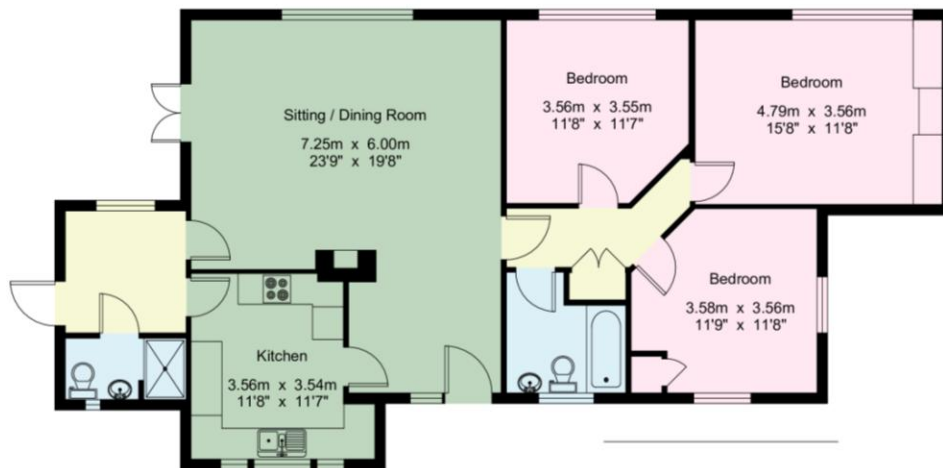
**Colt Houses** are of timber construction with cedar shingle cladding, it is advisable to approach your lender to establish whether you can get a mortgage on such a property.

## Location

- Ashurst is a pretty village 5 miles west of Tunbridge Wells, benefitting from a mainline station with services to London Bridge Station (50 ins).
- The village has a thriving community, it has a Church and Village Hall with regular events and activities, the sports field is co-operatively owned and now holds village fetes, firework parties, a Montessori Nursery, a BMX track, as well as football, cricket etc.
- A children's playground for village use is located next to the pavilion.

## Situation

- The village is surrounded by farmland and woodland with quiet country lanes and footpaths to neighbouring villages.



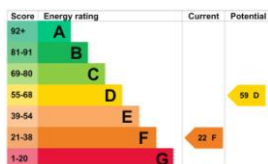
## Viewing

Strictly by appointment only through sole agents  
Sumner Pridham [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)  
**01892 516615**



## Rose Brandon

House - Gross Internal Area : 109.7 sq.m (1180 sq.ft.)  
Garage - Gross Internal Area : 24.7 sq.m (265 sq.ft.)



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