



**Connells**

Winburne Ashurst Road  
Ashurst Tunbridge Wells





## Property Description

This substantial and well proportioned country house sits within 12.84 acres of land and offers far reaching views over countryside. This property retains a lot of original features but has also been updated by its current owners offering the perfect blend of period charm alongside modern convenience. This property has lots of potential to be altered to suit individual needs including the potential subject to planning to convert the garages and bedroom above into a self contained annex.

Outside the gardens around the house extend to 2.61 acres and there is a further 10.23 acres land which is a mix of lawns, woodland and meadow as well as a small mature orchard and large vegetable patch.

lounge / dining room and is the perfect place for entertaining with views over the rear garden and swimming pool. The Kitchen breakfast room has plenty of space at just under 30ft long and has plenty of room for a dining table. Downstairs there are also two w.c's at either end of the house as well as a useful store room.

To the first floor there are six double bedrooms three of which have en-suites as well as a generous family bathroom. The second bedroom is currently set up as a gym but could also subject to planning being granted be converted into a self contained annex.

## Location

Located on the outskirts of Ashurst the local station is under a mile away by car for those needing access to a station with Langton green with its range of shops and pubs just over two miles in the other direction. Tunbridge Wells itself is just over 4 miles away and has an extensive range of shops and restaurants as well as a mainline train station.

## Accommodation

The first thing you see when entering the property is the impressive entrance hall with feature wood burning stove ( which also has a water jacket to heat the downstairs radiators) and oak staircase. The triple aspect lounge / dining room runs across the rear of the property and offers views over the garden and valley beyond and also benefits from a wood burning stove, the conservatory is off the

For those with children there are plenty of schools in the locality with primary schools in Fordcombe, Langton Green & Groombridge. For older children there are boys and girls grammar schools in Tunbridge Wells & Tonbridge. There are also private schools in the area including; Rose Hill Prep School, Holmewood House and Somerhill Prep School.

### Entrance Hall

### Family Room

22' 11" x 16' 5" ( 6.99m x 5.00m )

### Cloakroom

### Kitchen / Breakfast Room

29' 2" x 10' 11" ( 8.89m x 3.33m )

### Lounge / Dining Room

35' 9" x 15' 11" ( 10.90m x 4.85m )

### Conservatory

20' 1" x 12' 9" ( 6.12m x 3.89m )

### Cloakroom / W.C

### First Floor

### Bedroom One

20' x 16' 6" ( 6.10m x 5.03m )

### En-Suite

### Bedroom Two

26' 3" x 15' 7" ( 8.00m x 4.75m )

### En-Suite

### Bedroom Three

16' 5" x 15' 4" ( 5.00m x 4.67m )

### Bedroom Four

16' 11" Max x 14' 5" Max ( 5.16m Max x 4.39m Max )

### Bedroom Five

16' 3" Max x 11' 2" Max ( 4.95m Max x 3.40m Max )

### Bedroom Six

15' 6" x 11' 5" ( 4.72m x 3.48m )

### En-Suite

### Family Bathroom

### Double Garage

18' 2" x 15' 9" ( 5.54m x 4.80m )

### Double Garage

18' 2" x 16' 3" ( 5.54m x 4.95m )

### Outside

Outside the gardens around the house extend to 2.61 acres and there is a further 10.23 acres land which is a mix of lawns, woodland and meadow as well as a small mature orchard and large vegetable patch.

### Heated Outdoor Swimming Pool













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWL405194](http://connells.co.uk/Property/TWL405194)**



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