



Ashurst Hill Cottages, Ashurst, Tunbridge Wells, Kent TN3 9TG

Price Range: £575,000 - £595,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Coming to the market with the benefit of NO ONWARD CHAIN is this semi-detached cottage set well back from the road in the village of Ashurst, just 5.5 miles south of Tunbridge Wells and 10 miles to East Grinstead. This home boasts off street parking for several cars, gated side access and long rear garden which adjoins fields to the side where deer are often seen. The vendors own a further area of land at the rear of their garden which has been used for storage and a working area, and this will be included in the sale. The house offers welcoming accommodation with a formal dining room, reception room with wood burning stove and this connects to the large open plan kitchen/ breakfast bar, family space and reception room which overlooks and leads to the garden. Also downstairs is a shower room. The first floor has three bedrooms and a modern stylish bathroom. There is oil fired heating and it is considered there is potential to extend (subject to the necessary consents). This cottage offers the ideal opportunity for rural living with the abundance of local walks and scenery whilst Ashurst station is 0.25 mile and just over the road. We recommend an early viewing.

- Semi-Detached Cottage
- 3 Bedrooms
- Off Street Parking
- Large Garden
- Downstairs Shower Room
- First Floor Bathroom
- Spacious Open Plan Family / Dining / Kitchen
- Village Location
- No Onward Chain
- 0.25 Mile to Station







## LOCATION:

Set close to the Kent/East Sussex borders, accessed via assorted foot and bridle paths, the property is within a few hundred yards of a mainline railway station that provides commuter access to London (London Bridge and Victoria) in approximately 1 hour. There is a local recreation ground where residents enjoy fishing rights in the Medway.

Tunbridge Wells to the east is approximately 5.5 miles distant and here there are a variety of national and independent retailers and varied cultural amenities.

The area generally being well served by a mix of sport and leisure facilities and state and independent schools for all age groups.



## Additional Information:

Council Tax Band: D

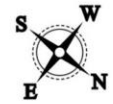


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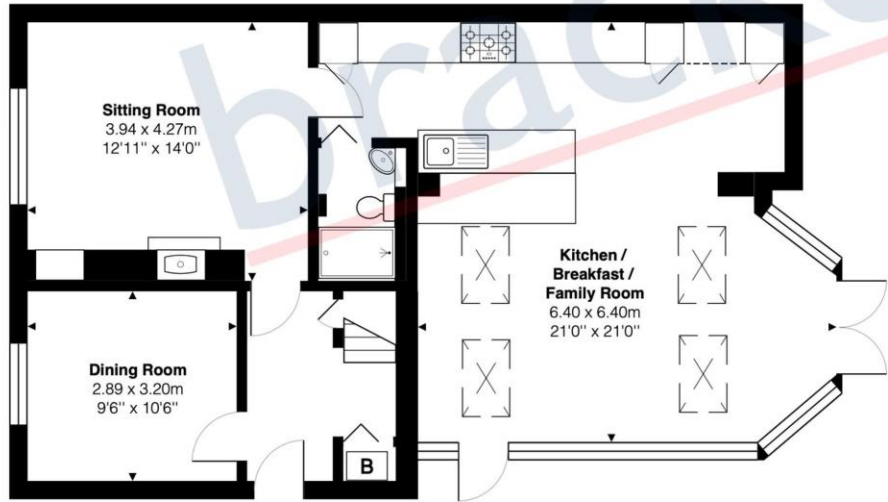
Gross Internal Area Approx 1104 sq ft / 117.6 sq m  
(Excluding Outbuilding)



Garden Room  
260 sq ft / 24.1 sq m  
(Not Shown In Correct  
Location / Orientation)



Ground Floor  
Approx 844 sq ft / 78.4 sq m



First Floor  
Approx 422 sq ft / 39.2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
			86
		28	

EU Directive 2002/91/EC

www.epc4u.com

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