



OPEN HOUSE

SATURDAY 20 JULY

10AM – 2PM

CALL FOR APPOINTMENT

I Spring Barn, Manor Court Farm, Ashurst Road, Ashurst, Tunbridge Wells,
Kent TN3 9TB

Guide Price £625,000 Freehold

When experience counts...

est. 1828
bracketts

Manor Court Farm is an exclusive development of just 11 homes in a beautiful rural setting in Ashurst village. This exclusive development commands an exceptional setting in a peaceful private enclave on the borders of West Kent and East Sussex, formerly a working farm. Spring Barn is located at the end of a row of four detached dwellings and is finished to a high specification. The kitchens are fitted with bespoke painted wood units with quartz worktops, integrated Bosh and Neff appliances, induction hobs and integrated extractor fans, fan assisted ovens, integrated microwaves, undermount sinks with integrated drainers. The heating is controlled by a thermostatically efficient air source heat pump with 'Samsung technology', zoned underfloor heating to ground floor, contemporary radiators, Lutron smart system lighting, LED downlights to kitchens and bathrooms. The gardens are landscaped with an area of patio and lawn, plus parking.

- An End of Terrace 2 Bedroom House
- Beautiful Countryside Setting in Ashurst
- Exclusive Development of 11 Individually Designed Houses
- Designed and Finished to a High Specification
- Bosh and Neff Appliances
- Ground Floor Underfloor Heating with Air Source Heat Pump
- Lutron Smart System Lighting
- 10 Year Build Zone Warranty
- Gardens
- Parking



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, plus state and independent schools for all age groups.

Gatwick Airport is 19 miles distant and the coast at Eastbourne can be reached in under an hour's drive.

SPECIFICATION:

INDIVIDUALLY DESIGNED KITCHEN

- Bespoke painted wood kitchen with matt lacquered doors and quartz worktop
- Integrated Bosh and Neff appliances
- Induction hob and integrated extractor fan
- Fan assisted oven
- Integrated microwave
- Undermount sink with integrated drainer

QUALITY BATHROOMS

- 'Great British Bathrooms'
- Contemporary style sanitary wear
- Solid surface bathtub
- Utopia Roseberry range
- 'Perfectly painted' washstand
- 'Crosswater' chrome tap
- 'Dual Fuel' Chromed heated towel rail
- Walk in shower
- Mirror

HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump with 'Samsung technology'
- Zoned underfloor heating to ground floor
- Contemporary radiators
- Lutron smart system lighting
- LED downlights to kitchen and bathroom

HOME ENTERTAINMENT

- TV points to living room, study, family / dining room
- Wired for Sky
- Phone points to principal rooms
- Fully networked to all rooms

INTERIOR FINISHES

- Solid oak internal doors
- Solid oak handrails to stairs
- Satin white internal joinery
- Herringbone Amtico flooring / tiles / carpet

EXTERNAL

- UPVC double glazing
- 10 year Build Zone Warranty
- Private drainage (covered by modest estate charge)
- Multipoint locking external doors
- Lawn
- Paved patio
- Outside tap and power
- Mains smoke and carbon monoxide detectors
- External front door light

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