



1 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. 1 Spring Barn is located at the end of a row of four attached dwellings and is finished to a high specification. The kitchen is fitted with bespoke painted wood units with Quartz worktops, integrated Bosh and Neff appliances, induction hob and integrated extractor fan, fan assisted oven, integrated microwave and undermount sink with integrated drainer. The heating is controlled by a thermostatically efficient air source heat pump with 'Samsung technology', zoned underfloor heating to the ground floor, contemporary radiators, Lutron smart system lighting, LED downlighters to the kitchen and bathroom.

The garden is 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 Fitted 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
- Garden
- 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.



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