



OPEN HOUSE

SATURDAY 20 JULY

10AM - 2PM

CALL FOR APPOINTMENT

The Oast House, Manor Court Farm, Ashurst Road, Ashurst, Tunbridge Wells,
Kent TN3 9TB

Guide Price £1,750,000 Freehold

When experience counts... **bracketts** est. 1828

A characterful detached four bedroom Oast House situated on the Manor Court Farm which is an exclusive development of just 11 homes in a beautiful rural setting in Ashurst village. The site was formerly a working farm and is now a masterful blend of old and new, retaining some heritage from the original farm, together with striking architectural features. The Oast House, which is in the process of being renovated, comprises on the ground floor an entrance hall/reception space, reception room, kitchen and dining room roundels, utility room, cloakroom, whilst on the first floor there are four bedrooms (two in the roundels) both of which have en suites, plus there is a family bathroom. There is a three bay open garage and 0.7 acre landscaped garden. The property has been thoughtfully designed and features a bespoke painted kitchen with quartz worktops and integrated appliances, a log burning stove in the reception room, zoned underfloor heating to the ground floor, aluminium triple glazing and air source heat pump.

- A Detached Oast House
- Rural Location
- Exclusive Development of just 11 Homes
- Reception Room with Log Burner
- Roundel Kitchen and Dining Room
- 4 Bedrooms (2 in Roundels and both with En Suites)
- Family Bathroom
- Plot Size: 0.7 Acre
- 3 Bay Open Garage & Landscaped Gardens
- 10 Year Build Zone Warranty



LOCATION:

Set close to the Kent/East Sussex borders, accessed via assorted foot and bridle paths, the property is within a mile of Ashurst 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.

East Grinstead to the west is approximately 10 miles. Gatwick Airport is 19 miles distant and the coast at Eastbourne can be reached in under an hour's drive.

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

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 sinks with integrated drainer

QUALITY BATHROOMS

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

HEATING, ELECTRICAL AND LIGHTING

Thermostatically efficient air source heat pump with 'Samsung technology'
Log burning stove in plots 1,3,4,5,6
Zoned underfloor heating to ground floor
Contemporary radiators
Lutron smart system lighting
Automatic blinds where fitted
Remote electronic Velux skylights
LED downlights to kitchen and bathrooms

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

UTILITY ROOMS (where present)

Integrated washing machine and tumble drier
Sink with mixer tap

EXTERNAL

Aluminium triple glazing to plots 1,5,11
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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