



The Pond Barn, Manor Court Farm, Ashurst Road, Ashurst, Tunbridge  
Wells, Kent TN3 9TB

Guide Price **£1,500,000** Freehold

When experience counts...

est. 1828  
**bracketts**

A detached four bedroom single storey dwelling 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 Pond Barn is a new build single story dwelling, comprises an entrance hall, sitting room with a woodburning stove, large kitchen dining room, utility room, bathroom, main bedroom with two walk in dressing wardrobes and three further bedrooms, one with an en suite bathroom. Pond Barn 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 garden measures approx. 1.3 acres, mainly laid to lawn with patio areas outside the reception rooms and also the main bedroom, access to the pond and also a private parking area.

- A detached Single Story Dwelling
- Stunning Rural Location in Ashurst
- Characterful Development with a mix of Converted Farm Buildings and New Builds
- Exclusive Development of just 11 Individually Designed Homes
- 4 Bedrooms
- 2 En Suite Bathrooms
- Spacious Double Aspect Kitchen/Dining Room
- Neff and Bosch Kitchen Appliances
- Gardens measuring approx. 1.3 Acres
- Parking



## 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 handrails to stairs  
Solid oak internal doors  
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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