



The Pond Barn, Manor Court Farm , Ashurst Road, Ashurst, Tunbridge Wells TN3 9TB
Guide Price £1,500,000 Freehold

When experience counts...

est. 1828
bracketts

A detached four bedroom single storey dwelling situated on 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 storey 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 rooms with double robes, 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 Storey 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 with Pond Access
- Parking



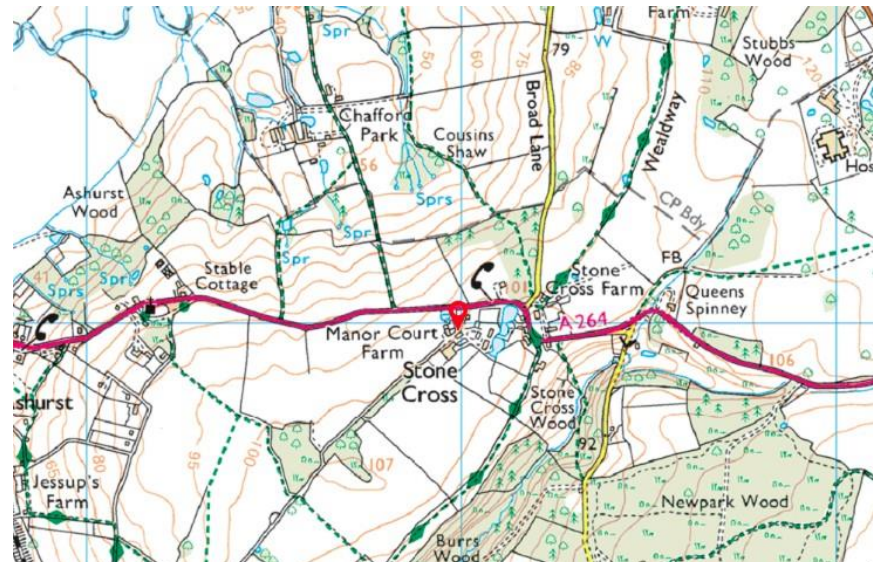


LOCATION:

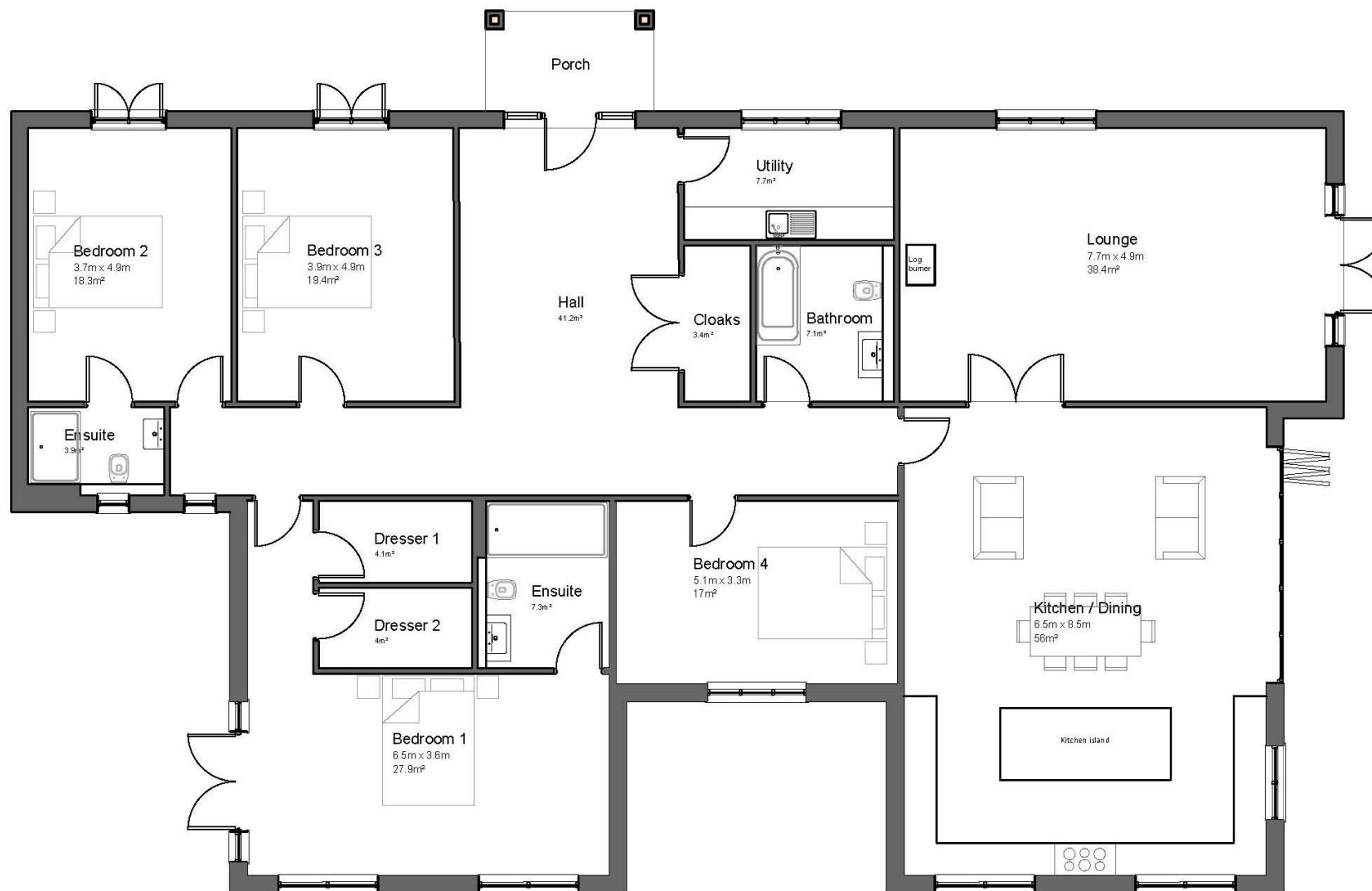
Set close to the Kent/East Sussex borders, accessed via assorted foot and bridle paths, the property is within a few hundred yards of a mainline railway station that provides commuter access to London (London Bridge and Victoria) in approximately 1 hour. There is a local recreation ground where residents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



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



Ground Floor - 264m² GIA