



The Dairy, Manor Court Farm, Ashurst Road, Ashurst, Kent TN3 9TB

Guide Price £775,000 Freehold

When experience counts...

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A detached three 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 Dairy, is a new build, comprising of an entrance hall/reception space, large reception room incorporating the kitchen with a central island and dining room. There are three bedrooms, two of which have en suites, there is also a family bathroom.

The property has been thoughtfully designed and features a bespoke painted kitchen with Quartz worktops and integrated appliances, zoned underfloor heating, UPVC double glazing and air source central heating.

- A Detached Single Storey Dwelling
- Rural Location
- Exclusive Development of just 11 Homes
- Reception Room
- Kitchen Area with Central Island
- Utility Room
- 3 Bedrooms (2 with En Suites)
- Landscaped Gardens
- Allocated Parking
- 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'
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

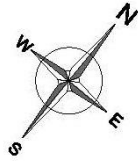
UTILITY ROOMS (where present)

Integrated washing machine and tumble drier
Sink with mixer tap

EXTERNAL

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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First Floor - 116m² GIA