



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

**Guide Price £775,000 Freehold**

*When experience counts...*

est. 1828  
**bracketts**

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 Centre Island
- Utility Room
- 3 Bedrooms (2 with En Suites)
- Landscaped Grounds
- Allocated Parking
- 





### LOCATION:

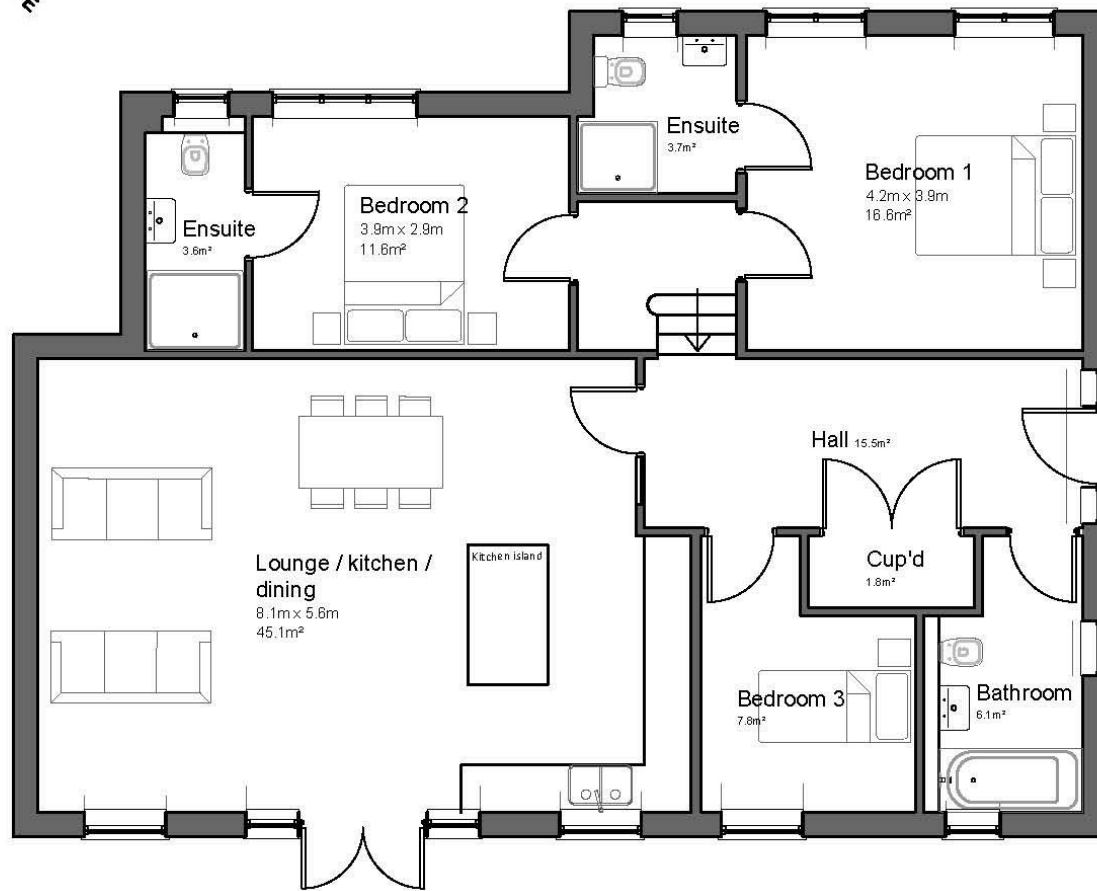
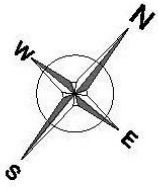
Set close to the Kent/East Sussex borders, accessed via assorted foot and bridle paths, the property is within a few hundred yards of a mainline railway station that provides commuter access to London (London Bridge and Victoria) in approximately 1 hour. There is a local recreation ground where residents 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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First Floor - 116m<sup>2</sup> GIA