



Ashurst Mill
Mill Stream Close | Ashurst | TN3 9TF





Seller Insight

“ One of the things we have always loved most about Ashurst Mill is the feeling of arriving home and leaving the outside world behind. Once through the gates, the courtyard creates a wonderful sense of peace and privacy, with the house designed to focus inward towards its secluded gardens rather than the road beyond. It feels remarkably tucked away and quiet, yet Ashurst station is only a short stroll away. Having direct rail connections so close by has been a real luxury, making commuting straightforward and opening up effortless opportunities for evenings in London. Whether it's meeting friends for dinner, enjoying a concert or taking in a West End show, it's reassuring to know you can catch the last train home and be back in the tranquility of village life in no time at all.

Ashurst is one of those rare villages that offers a genuine rural lifestyle without feeling remote. Daily life is framed by beautiful countryside, with the nearby Ashdown Forest, famed as Winnie-the-Pooh country, providing miles of walking, cycling and riding opportunities. There are numerous footpaths and country lanes to explore, while historic attractions such as Penshurst Place and Hever Castle are close at hand for wonderful days out.

Royal Tunbridge Wells is only a short drive away and has always felt like an extension of the village, offering an excellent selection of independent shops, cafés, restaurants, bars and theatres, together with a wide choice of highly regarded schools in both the state and private sectors. The combination of excellent schooling, vibrant town amenities and easy access to open countryside makes the area particularly appealing for families and professionals alike.

The location is also exceptionally well connected. Rail services provide easy access to both London and the South Coast, while Gatwick Airport is conveniently accessible for domestic and international travel.

For us, Ashurst Mill has offered the perfect balance. It combines the character and individuality of a converted period building with the practicality of modern living, all within a private and exclusive setting where neighbours share beautifully maintained communal grounds around the former mill stream. It's a home that feels wonderfully secluded and peaceful, yet remains connected to everything that makes this part of Kent and Sussex such a desirable place to live.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

Ashurst Mill

Set in the heart of Ashurst village and approached through a private gated courtyard, Ashurst Mill immediately feels secluded from the outside world. Originally converted from a former mill barn and now forming part of an exclusive cul-de-sac development, the property blends period character with the comfort and practicality expected of modern family living.

At its heart is a magnificent double-height entrance hall with a galleried landing above, creating a striking first impression and flooding the interior with natural light. The thoughtful design places all principal rooms around the courtyard, with windows and doors carefully orientated away from the village road, enhancing the remarkable sense of privacy throughout.

The square-shaped sitting room is both elegant and practical, offering excellent flexibility for furniture arrangement. French doors open directly onto the courtyard garden for seamless summer entertaining, while a wood-burning stove creates a warm and inviting focal point during the winter months.

The kitchen is well positioned for everyday family life, complemented by an adjoining utility room, while the separate dining room enjoys direct access to the courtyard, making it ideal for both formal occasions and relaxed outdoor dining.

One of the property's most versatile features is the ground floor bedroom suite with its own en-suite shower room. Whether utilised as guest accommodation, a space for multi-generational living, a home office, gym or playroom, it provides valuable flexibility to adapt as needs change. Subject to the necessary consents, the double garage also offers potential for a variety of future uses.

Upstairs, the impressive galleried landing with its vaulted ceiling creates a wonderful study area, reading nook or occasional workspace. The principal bedroom is rich in character, showcasing exposed timbers and a dramatic vaulted ceiling alongside its en-suite bathroom. A second double bedroom is served by a separate shower room, completing the accommodation.

Outside, the enclosed courtyard garden provides a private and peaceful setting rarely found so close to village amenities. The property also benefits from a double garage and additional off-road parking by agreement, enhancing the practicality of this distinctive home.







Travel

By Road:		
Tunbridge Wells	6 miles	
Groombridge	2.5 miles	
East Grinstead	11 miles	
Sevenoaks	15 miles	
Gatwick Airport	19 miles	
Brighton	29 miles	
By Rail from Ashurst Station (short walk):		
London Bridge	from approximately	57 mins
London Waterloo East	from approximately	63 mins
London Charing Cross	from approximately	67 mins
East Croydon	from approximately	40 mins
Uckfield	approximately	20 minss

Leisure Clubs & Facilities

Nevill Golf Club
Royal Ashdown Forest Golf Club
East Sussex National Golf Resort & Spa
Tunbridge Wells Sports Centre
Crowborough Tennis & Squash Club
David Lloyd Royal Tunbridge Wells

Tunbridge Wells Cricket Club
Local Public Sports Field
Numerous Country Walks

Healthcare

Tunbridge Wells Hospital, Pembury
Crowborough War Memorial Hospital
Groombridge & Hartfield Medical Group
Woodhill Surgery, Crowborough

Education

Primary Schools:
Ashurst C of E Primary School
St Michael's Primary School, Withyham
Groombridge St Thomas' Primary School

Secondary Schools:
Beacon Academy, Crowborough
Tunbridge Wells Grammar School for Boys
Tunbridge Wells Girls' Grammar School
Skinners' School
Bennett Memorial Diocesan School

Independent Schools (within approximately 10 miles):
Holmewood House School, Langton Green
Rose Hill School, Tunbridge Wells
Beechwood School, Tunbridge Wells

Kent College, Pembury
Mead School, Tunbridge Wells
Brambletye School, East Grinstead
Cumnor House, Danehill

Entertainment

The Pantiles, Royal Tunbridge Wells
Assembly Hall Theatre, Tunbridge Wells
Trinity Theatre, Tunbridge Wells
The Beacon Restaurant
Numerous independent cafes, wine bars and restaurants in Tunbridge Wells
The Dorset Arms, Withyham
The George & Dragon, Speldhurst

Local Attractions / Landmarks

Ashdown Forest (Winnie-the-Pooh Country)
Penshurst Place & Gardens
Hever Castle
Groombridge Place
Bowl Water
Scotney Castle
Sheffield Park & Garden (National Trust)
Bluebell Railway
Glyndebourne Opera House
Groombridge Farm Shop
St Martin of Tours Church



GROUND FLOOR

Entrance Hall
Cloakroom
Living Room: 16'2 x 15'10 (4.93m x 4.83m)
Kitchen: 13'0 x 10'2 (3.97m x 3.10m)
Utility Room
Bedroom 3: 17'3 x 11'0 (5.26m x 3.35m)
En-Suite Shower

FIRST FLOOR

Bedroom 1: 17'11 x 11'0 (5.46m x 3.35m)
En-Suite Bathroom
Bedroom 2: 13'9 x 10'10 (4.19m x 3.30m)
Shower Room
Galleried Landing / Study Area

OUTSIDE

Double Garage
Courtyard Garden

Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Fine & Country
Tel: +44 (0)1892 570267
tunbridge.wells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

