



Oaken Barn, Manor Court Farm, Ashurst Road, Ashurst, Kent TN3 9TB
Guide Price £2,450,000 Freehold

When experience counts...

est. 1828
bracketts

An outstanding detached five bedroom family house, with stunning views across farmland, exposed beams and 3.5 acres of land. 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.

Oaken Barn is a new build property with added character features including an oak barn frame which appears as internal beams. On the ground floor there is a grand entrance hall/reception space with stunning vaulted ceiling and views from the back across farmland. There is a sitting room with wood burner and exceptional views, a kitchen/breakfast room with views and central island, utility room, cloakroom, games room and study. On the first floor, the galleried landing has outstanding, panoramic views of the garden and countryside beyond. There are five bedrooms, four en suites and a family bathroom. There is a three bay open garage and 3.5 acres of garden. There is a detached outbuilding/annexe/studio with the flexibility to be used as an office or as accommodation for an elderly relative.

The property has been thoughtfully designed and features a bespoke painted kitchen with Quartz worktops and integrated appliances, a log burning stove in the reception room, zoned underfloor heating to the ground floor, aluminium triple glazing and air source heat pump.

- Detached 5 Bedroom House Built to a Kentish Barn Style
- Rural Location
- Exclusive Development of just 11 Homes
- Grand Entrance Hall with Vaulted Ceiling and Panoramic Views
- Sitting Room with a Log Burner and Outstanding Views
- Kitchen with Centre Island, doors to the Central Courtyard and Far Reaching Views
- 3 En Suite Bathrooms
- Outbuilding/Annexe/Studio
- Plot Size: 3.5 Acres & 3 Bay Garage



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.

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 sink with integrated drainer

QUALITY BATHROOMS

- 'Great British Bathrooms'
- Contemporary style sanitary wear
- Solid surface bathtub
- Utopia Roseberry range
- 'Perfectly painted' washstand
- 'Crosswater' chrome tap
- 'Dual Fuel' Chromed heated towel rail
- Walk in shower
- Mirror

HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump with 'Samsung technology'
- Log burning stove
- Zoned underfloor heating to ground floor
- Contemporary radiators
- Lutron smart system lighting
- LED downlights to kitchen and bathroom

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

EXTERNAL

- Aluminium triple 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

Ground Floor - 484.9m² GIA



First Floor - 484.9m² GIA

