



1 Spring Barn, Manor Court Farm, Ashurst Road, Ashurst, Tunbridge Wells, TN3 9TB  
Guide Price £625,000 Freehold

When experience counts...

est. 1828  
**bracketts**

\*\*\* Manor Court Farm is an exclusive development of just 11 homes in a beautiful rural setting in Ashurst village. This exclusive development commands an exceptional setting in a peaceful private enclave on the borders of West Kent and East Sussex, formerly a working farm. Spring Barn is located at the end of a row of four attached dwellings and 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 gardens are landscaped with an area of patio and lawn, plus parking.

- An End of Terrace 2 Bedroom House
- Beautiful Countryside Setting in Ashurst
- Exclusive Development of 11 Individually Designed Houses
- Designed and Fitted to a High Specification
- Bosh and Neff Appliances
- Ground Floor Underfloor Heating with Air source Heat Pump
- Lutron Smart System Lighting
- 10 Year Build Zone Warranty
- Gardens
- Parking



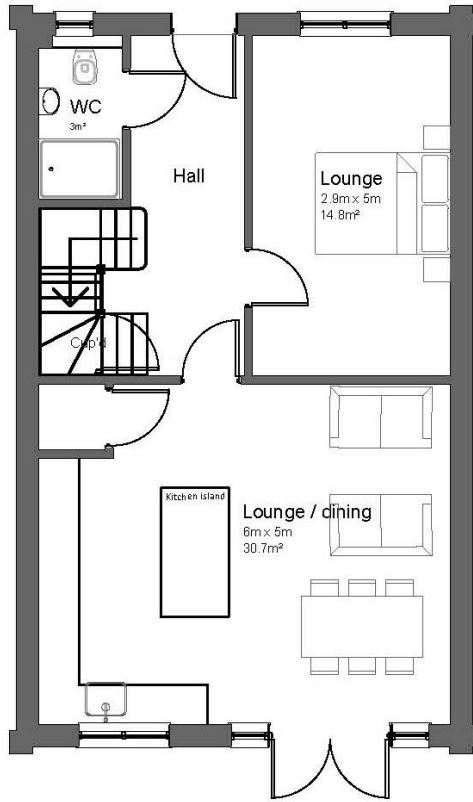


### LOCATION:

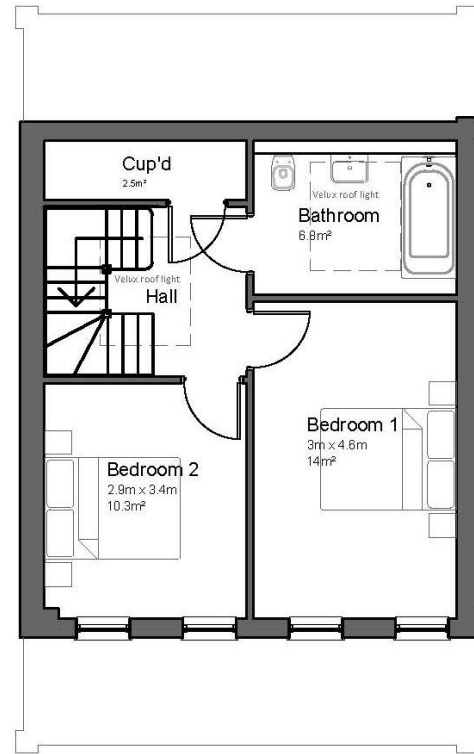
Set close to the Kent/East Sussex borders, accessed via assorted foot and bridle paths, the property is within a few hundred yards of a mainline railway station that provides commuter access to London (London Bridge and Victoria) in approximately 1 hour. There is a local recreation ground where residents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



First floor plan