



**0%**  
**Stamp duty**

On primary residence

4 Spring Barn, Manor Court Farm , Ashurst Road, Ashurst TN3 9TB

Guide Price £615,000 Freehold

When experience counts...

est. 1828  
**bracketts**



**\*\* 0% STAMP DUTY WHEN ITS A PRIMARY RESIDENCE \*\*** 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. 4 Spring Barn is located at the end of a row of four attached dwellings and is finished to a high specification. The kitchen is fitted with bespoke painted wood units with Quartz worktops, integrated Bosh and Neff appliances, induction hob and integrated extractor fan, fan assisted oven, integrated microwave and undermount sink with integrated drainer. The heating is controlled by a thermostatically efficient air source heat pump with 'Samsung technology', zoned underfloor heating to the ground floor, contemporary radiators, Lutron smart system lighting, LED downlighters to the kitchen and bathroom. This is the largest garden of the houses in Spring Barn with a larger lawn area which is landscaped with an area of patio and far reaching views over farmland, there are 3 parking spaces.

- An End-of-Terrace 2 Bedroom House
- Beautiful Countryside Setting in Ashurst
- Exclusive Development of 11 Individually Designed Houses
- 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
- 3 Parking Spaces





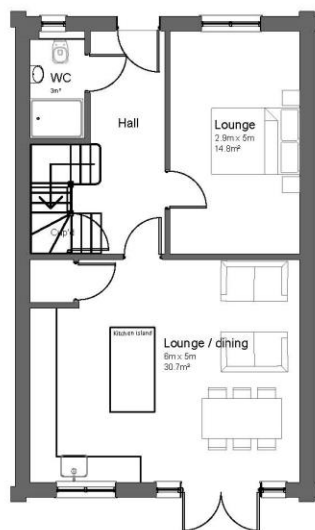
## LOCATION:

There are plentiful foot and bridle paths in the area with Ashurst having a weir and the river Medway winding its way through sylvan settings along the county borders amidst beautiful countryside in this area of outstanding natural beauty. Ashurst Village boasts a 10th Century church, dedicated to St Martin of Tours. Originally believed to have been built in 927AD and the Normans partially rebuilt it in 1240. The Southern Network mainline railway station has trains to London Bridge in under one hour and car parking. Gatwick Airport is just 19 miles away making it your 'go to' holiday start point, whilst shopping and restaurants abound plentifully in the Royal Spa town of Tunbridge Wells which is just 4.5 miles. Groombridge is 2 miles and East Grinstead 10 miles. The area has a plentiful range of amenities including golf, tennis, cricket and sports facilities and a host of highly regarded private and state schools including the Kent grammar schools. Kent is known as the 'Garden of England' for good reason as it is home to some of the UK's most magnificent estates and a treasure trove of history.

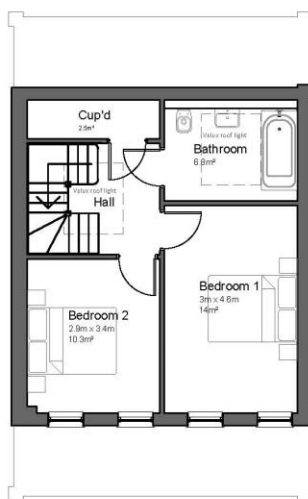


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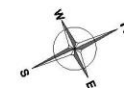
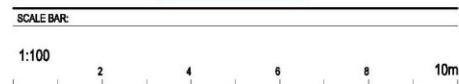




Ground floor plan



First floor plan



## 1-4 Spring Barn, Manor Court Farm

All Floor Plans - 104m<sup>2</sup> GIA

1:100 at A3

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or miss-state this plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be give.