



The Gatehouse, Manor Court Farm, Ashurst Road, Ashurst, Kent TN3 9TB

Guide Price £599,950 Freehold

When experience counts...

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Bracketts are pleased to be marketing a most interesting newly built single-storey dwelling created in part from existing agricultural buildings that have been refurbished and extended, finished with a mix of brickwork and timber cladding cleverly linked together under a newly tiled roof. The property radiates around a central living space with a vaulted ceiling, wood burner, open-plan to a kitchen generously fitted with an extensive range of floor and wall units and a central island. There are 2 double size bedrooms and a generous bathroom/WC with a separate shower cubicle and a separate shower room/WC. Outside space – There is an enclosed courtyard area accessed from the living space and a further paved seating area, south-facing, to the side of the property screened by a brick wall and adjacent to a generous parking area capable of accommodating 3 vehicles. The property has been thoughtfully designed and features a bespoke painted kitchen with Quartz worktops and integrated appliances, air-source central heating and aluminium triple glazing.

- Attractive detached single-storey dwelling
- Appealing rural location
- Gated entrance
- Fitted kitchen – quartz worktop – integrated appliances
- Vaulted living room with woodburner
- Two double bedrooms
- Spacious bathroom – separate shower room
- Air sourced central heating
- Two courtyard areas
- Parking for 2 / 3 cars



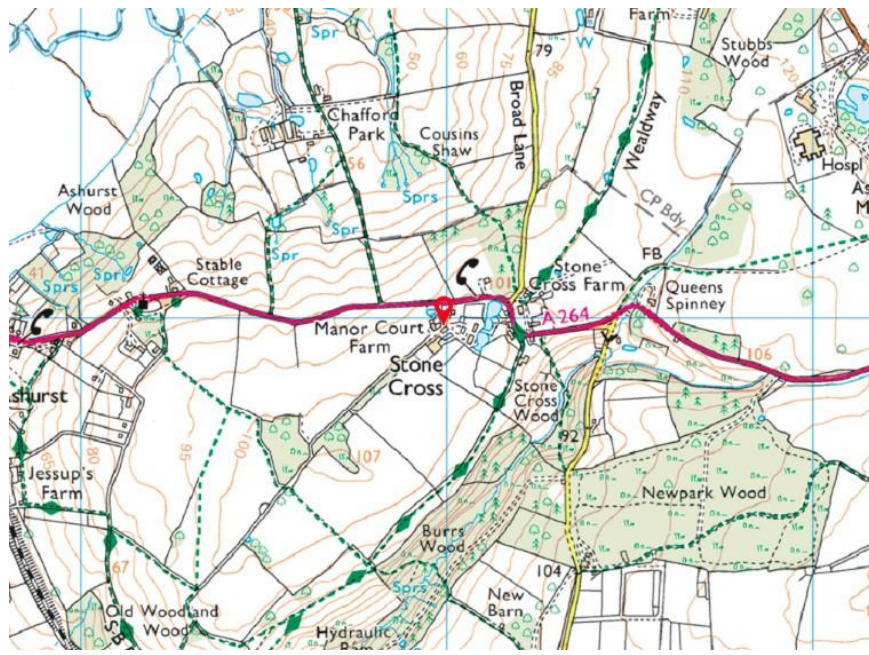


LOCATION:

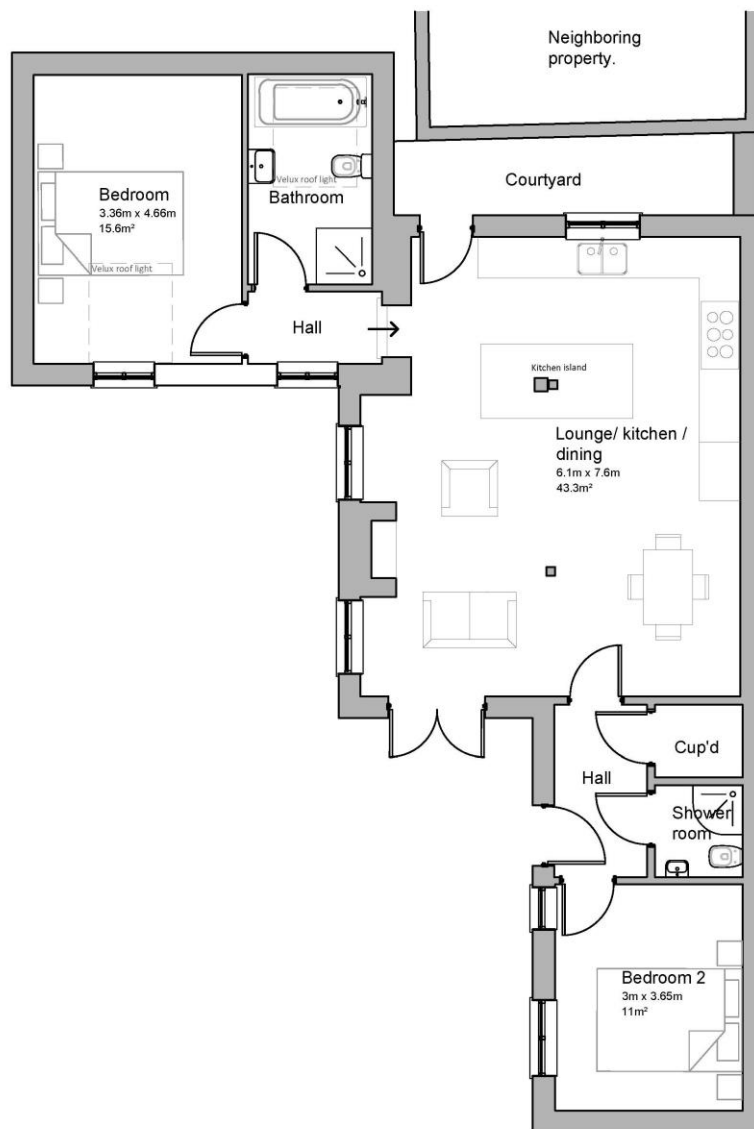
Set close to the Kent/East Sussex borders, accessed via assorted foot and bridle paths, the property is within a few hundred yards of a mainline railway station that provides commuter access to London (London Bridge and Victoria) in approximately 1 hour. There is a local recreation ground where residents 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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Ground Floor - 90.8m² GIA