



The Coach House, Manor Court Farm, Ashurst Road, Ashurst TN3 9TB

Guide Price £1,350,000 Freehold

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Bracketts Estate Agents are delighted to be marketing this appealing characterful detached house (completed and ready for occupation) blending numerous rustic character features with contemporary fittings in a thoughtfully designed home that occupies a corner location within this well-planned scheme and features a large garden with a southerly aspect and a 3 bay car barn/garage. Radiating via a generous L-shaped hallway with ground floor accommodation comprises spacious living room with woodburner, kitchen, dining family space with a generous kitchen area with assorted base and wall units, a central island all with integrated appliances. Cloaks/WC utility room with sink and a bright through study/office. Upstairs there are 4 bedrooms, the principal one having an en suite shower and WC plus a spacious well-appointed family bathroom. 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 dwelling
- Appealing rural location
- Gated development
- Fitted kitchen – quartz worktop – integrated appliances
- Living room with woodburner
- Four bedrooms
- Spacious family bathroom – separate shower cubicle
- En suite to main bedroom
- Air sourced central heating
- Large garden
- 3 bay car barn/garage



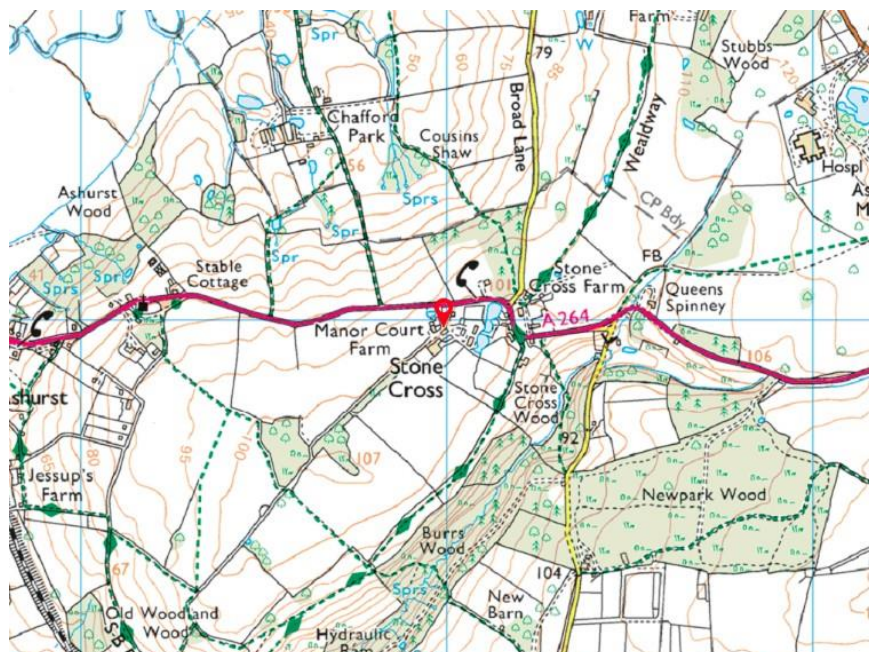


LOCATION:

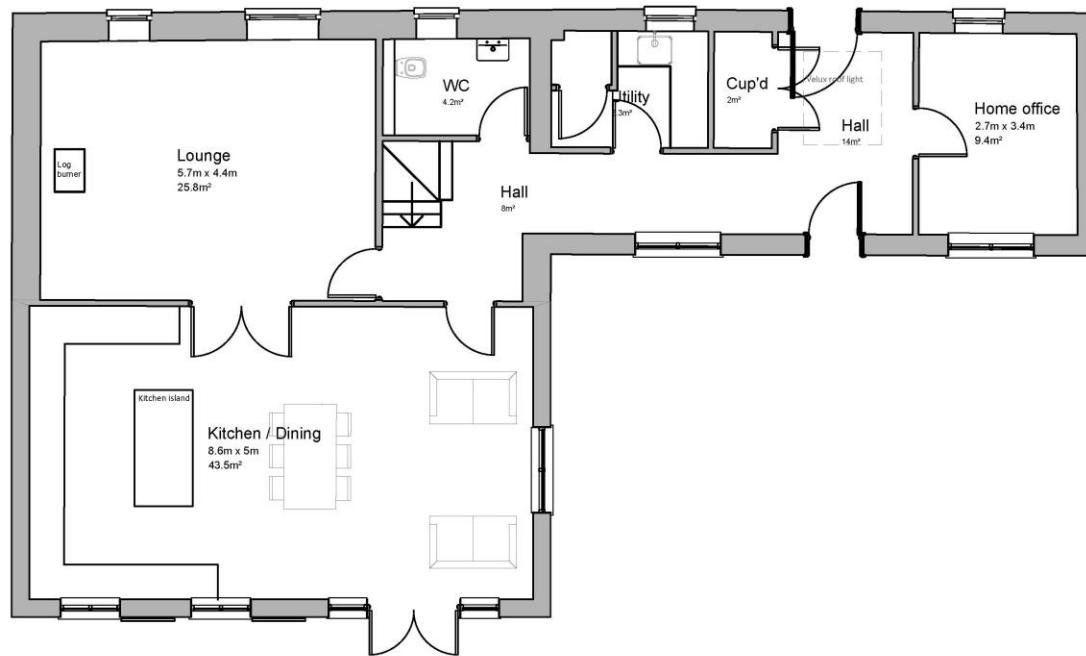
Set close to the Kent/East Sussex borders, accessed via assorted foot and bridle paths, the property is within a few hundred yards of a mainline railway station that provides commuter access to London (London Bridge and Victoria) in approximately 1 hour. There is a local recreation ground where residents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

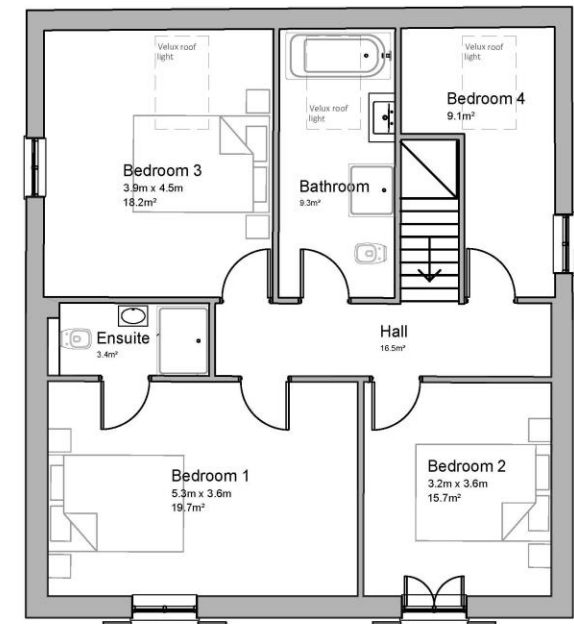
The area generally being well served by a mix of sport and leisure facilities, plus state and independent schools for all age groups. Gatwick Airport is 19 miles distant and the coast at Eastbourne can be reached in under an hour's drive.



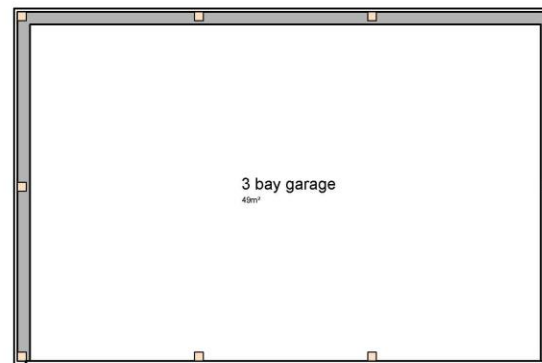
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Ground floor plan



First floor plan



Garage



All Floor plans - 198m² GIA (excluding garage)