



Chafford Lane, Fordcombe, Tunbridge Wells

East House, Ashcombe Priory, Fordcombe

East House is a characterful, Grade II listed property, set in a wonderful rural position between the villages of Ashurst and Fordcombe. Ashcombe Priory consists of five converted dwellings situated amongst rolling countryside on the Kent/Sussex border.

The property offers well presented and generous-
accommodation arranged over three floors with established
gardens providing views over the open fields and beyond.

Ashurst Station 2 miles (London Bridge from 57 minutes),
Tunbridge Wells Station 5 miles (London Bridge from 42
minutes), A21 (Pembury) 7 miles.

(All times and distances are approximate)



Tenure: Freehold

Local authority: Sevenoaks District Council Tel. 01732 227000

Council tax band: G

Services: Mains water and electricity. Private gas (LPG). Private drainage.







The Property

A charming and characterful home, which is well presented throughout, offering well-proportioned accommodation with wonderful garden and grounds.

The front door opens up into a light and airy entrance hall, providing access to all the principal living areas and convenient cloakroom. The central staircase located in the entrance hall offers direct access to the first and second floor accommodation. The kitchen dining area is located to the left-hand side of the house and has a range of wall and base units with a four-range gas cooker set against an attractive tiled back drop with terracotta flooring and fitted breakfast bar. The formal dining room with high ceilings is located to the left of the entrance with large bay window offering views overlooking the front.

A door from the dining room leads to an impressive double aspect sitting room with vaulted ceilings and exposed beams with original feature fireplace set against exposed brick work; French doors provide access to the picturesque garden. Steps via a secondary staircase from the sitting room lead up to the first floor into a beautiful galleried landing which leads into a bedroom with exposed beams and en suite bathroom with shower.

From the central staircase, steps lead up to the first floor where there is a convenient utility room with storage. The principal bedroom is located on the second floor, which is of a substantial size offering integrated storage and an en suite with bath and dual vanity; there is an additional bedroom with storage and separate family bathroom with further eaves access.

Garden and Grounds

There is an immaculately presented private garden, mainly laid to lawn with established borders and a patio area, ideal for al fresco dining and entertaining. The property benefits from a single garage, an additional car port under cover, further use of visitor parking, and an outbuilding which is currently used as a wine cellar and garden store.



Situation

East House forms part of Ashcombe Priory, an attractive courtyard of period properties situated on the edge of Fordcombe village, approached via a long driveway, flanked by paddocks. Formerly estate buildings to nearby Chafford Park, Ashcombe Priory was converted to residential use in the late 1980's, providing an intimate enclave of characterful homes enjoying a wonderful semi-rural setting.

Tonbridge and Tunbridge Wells town centres both offer a wide range of shopping and leisure facilities as well as mainline station serving London. A rail service is also available from Hildenborough. The A21 provides access to the M25 and national motorway network, Gatwick and Heathrow airports, the Channel Tunnel and ferry ports. There are a number of well-regarded schools in the area including grammar schools for both girls and boys in Tonbridge and Tunbridge Wells.

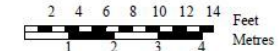
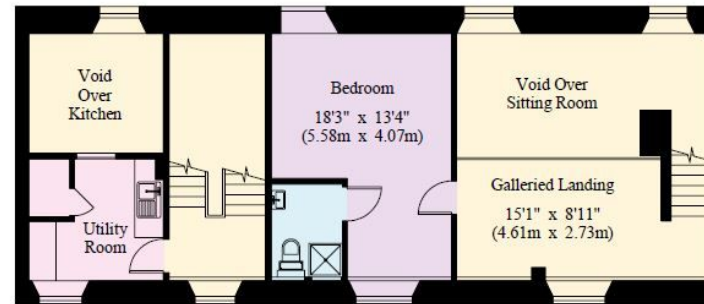
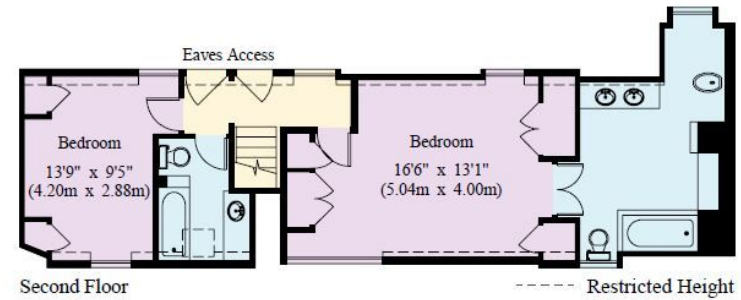
Directions (TN3 OSP)

From Tunbridge Wells, proceed on the A264 through Langton Green, turning right onto the B2188 Fordcombe Road. Continue on this road and upon entering the village of Fordcombe, take a left turn onto Chafford Lane, just beyond the cricket pitch. After about half a mile, the driveway to Ashcombe Priory will be found on the left, just opposite a row of white cottages. Follow the driveway to the end and visitor parking is situated to the rear of the garages.

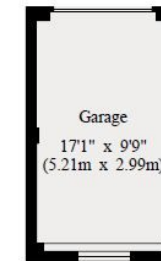
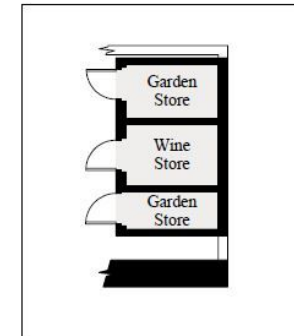
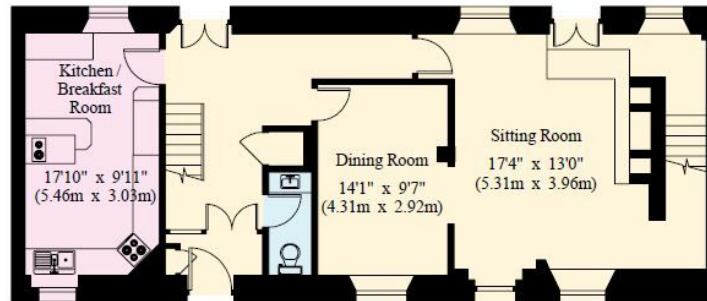


Approximate Gross Internal Floor Area - House
209.0 sq m / 2249 sq ft
Approximate Gross Internal Floor Area - Outsid Store -
8.0 sq m / 90 sq ft
Approximate Gross Internal Floor Area - Garage
16.0 sq m / 172 sq ft
Total - 233.0 sq m / 2511 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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