



Ashurst  
Tunbridge Wells  
Kent

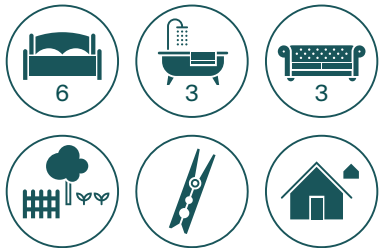








# Manor Court Farmhouse Tunbridge Wells TN3 9TB.



A wonderful Grade II listed house with a Georgian facade, offering beautifully presented and well-balanced accommodation, set in an attractive setting with outstanding views over its own gardens. There is a separate outbuilding with potential for conversion (subject to consent).

Ashurst station 1 mile (London Bridge from 57 minutes). Tunbridge Wells station 4.3 miles (London Bridge from 44 minutes). A21 (Pembury) 6.4 miles. Groombridge 2.5 miles. Langton Green 2 miles. Tonbridge station 8 miles (London Bridge from 32 minutes). Gatwick airport 19 miles. London 34 miles.

(All times and distances are approximate)







## The Property

This beautifully presented Grade II listed property is filled with character and offers spacious and flexible accommodation. Wooden floors run throughout the ground floor meaning there is a natural flow throughout the house. The front door opens into a spacious and welcoming entrance hall which leads through to the stylish kitchen/dining room with a feature brick wall and large windows ensuring natural pools of light flood the room.

To the rear of the property is the good sized sitting room with a log burner. There is a separate study with a useful utility room and w.c. Furthermore, on this floor, there is a large double bedroom with a beautifully appointed en suite bathroom.

On the first floor the landing provides access to the five further bedrooms and two bathrooms. The principal bedroom has wonderful views across the garden and beyond and has an en suite bathroom.

## Gardens and Grounds

The property is accessed via a private driveway and has parking for several cars. The beautiful gardens wrap around the entire house and comprise formal lawned areas and various seating/entertaining guest areas with wonderful, far reaching views. There is also a large outbuilding in the grounds offering potential to be converted (subject to any necessary consents).



## Directions (TN3 9TB)

From Tunbridge Wells proceed west on the A264 to Langton Green, past The Hare pub on your right. Shortly after, turn right onto Ashurst Road. Continue for just over 1 mile and Manor Court Farmhouse will be signposted on your left hand side.





## Situation

Manor Court Farmhouse is located in a private position located between the villages of Ashurst, Forcombe and Langton Green. Tunbridge Wells is approximately 4 miles away with a comprehensive range of shopping, recreational and cultural facilities. Communications in the area are good with access to major road and rail routes and mainline stations at Tonbridge and Tunbridge Wells offering regular services to London.

There is an excellent choice of schools in the area in both the state and private sectors including Holmewood House Preparatory School at Langton Green, Cumnor House at Danehill, Tonbridge School and The Judd School at Tonbridge, The Skinners' School at Tunbridge Wells and Sevenoaks School. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.

Leisure activities in the area include riding and walking in the surrounding countryside; local rugby and cricket clubs; golf at Royal Ashdown, Piltdown, The East Sussex National, Lingfield, Holtye and Sweetwoods; motor sports at Brands Hatch; sailing and water sports at Bewl Water and on the South coast.

## Tenure

Freehold.

## Services

Mains water, electricity and drainage. Oil-fired central heating.

## Local Authority

Tunbridge Wells Borough Council, Tel. 01892 526 121.



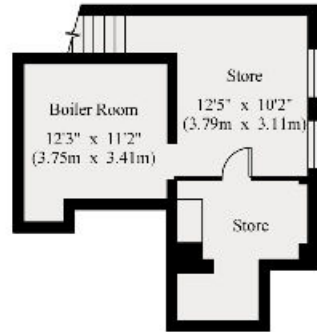
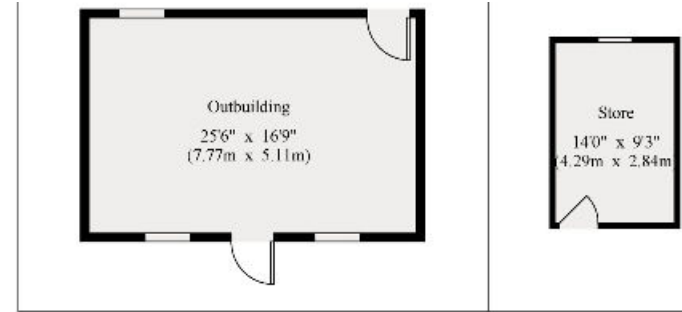


**Approximate Gross Internal Floor Area**

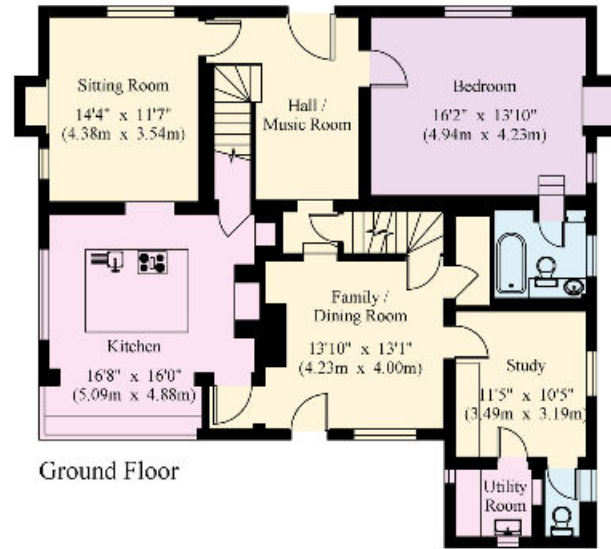
**House - 279.5 sq m/3009 sq ft**

**Outbuildings - 51.8 sq m / 557 sq ft**

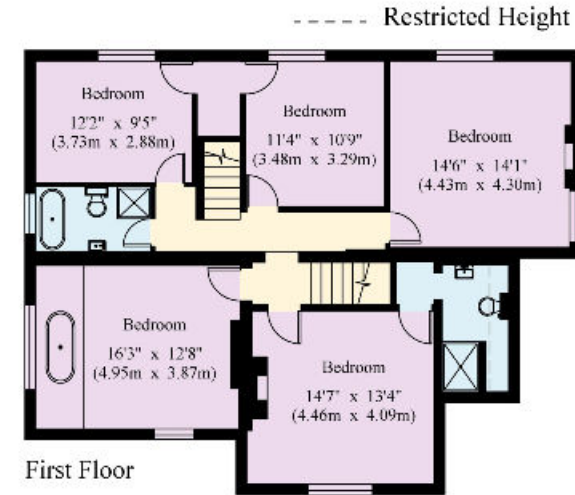
This plan is for guidance only and must not be relied upon as a statement of fact, Attention is drawn to the Important Notice on the last page of the text of the Particulars



Lower Ground Floor

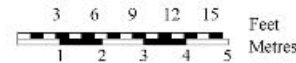


Ground Floor



First Floor

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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 November 2021. Our ref: RD/ I1108459, Photographs and videos dated November 2021.

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