



MANOR COURT FARM

ROYAL TUNBRIDGE WELLS
TN3 9TB



Exquisite countryside living

Presenting a rare opportunity to acquire a character property in one of Kent's most picturesque locations. Manor Court Farm in Ashurst is the sensitive reimagining of a traditional farmstead, with an enticing mix of skilfully converted buildings and contemporary new homes that form a private, gated enclave.

The 11 properties include 2, 3, 4 & 5 bedroom homes, which range in size from 105m² to an impressive 557m². Plot sizes extend up to an ultra-generous 3.5 acres, with allocated parking and an EV charger for every home.

Highlights include the conversion of the stables, the dairy, a barn and an oast house - the latter complete with its quintessentially Kentish roundels intact. Each combines original heritage details with a luxurious, cutting-edge specification.

Complementing the conversion properties are a number of sympathetically-designed new homes. Drawing their influences from the finest agricultural architecture, these well-proportioned dwellings sit comfortably with their neighbours for a seamless debut in the Kent countryside.

Generously luxurious

Manor Court Farm is substantial in its standard specification. Each home benefits from bespoke painted kitchen cabinetry with integrated appliances and quartz worktops, hotel-inspired bathrooms with walk-in showers and solid surface bathtubs, an air source heat pump, zoned ground floor underfloor heating, all floorcoverings, a Lutron smart lighting system, EV charging point and solid oak joinery.

Individual details found across the development include log burning stoves, bifold doors, automatic blinds, remote electronic Velux skylights, triple glazing, utility rooms, dressing rooms, kitchen islands, home offices, garages and vaulted ceilings, depending on the dwelling.



A rural idyl

Manor Court Farm's rural position on the borders of West Kent and East Sussex provides a breathtaking daily backdrop. Many of the homes enjoy elevated views across Ashurst and the wider countryside – an area deep within the High Weald National Landscape.

Ashurst remains a sought-after Kentish village for its rural splendour, mainline train station (direct to London Bridge in 57 minutes), close proximity to towns and educational excellence.

The village is studded with foot and bridle paths that wait to be explored, with a landmark 10th century church and the River Medway winding its way through the sylvan setting. The village hall provides a community focus, hosting yoga, pilates, art classes and the 'Flix in the Stix' monthly film club, while the local pre-school is the first stepping stone to some of Kent's best schools.

Well respected primaries can be found in neighbouring Fordcombe, Groombridge and Langton Green, while secondary schools are concentrated in nearby Tunbridge Wells. These include sought-after grammar, faith and independent options, including Holmewood House, The Skinners' School, Tunbridge Wells Grammar School for Boys, Tunbridge Wells Girls' Grammar School and Bennett Memorial Diocesan.

As well as schools, Tunbridge Wells provides first-class leisure, retail and hospitality options, all located just 4.5 miles from Manor Court Farm. Whether it's the boutique shopping, café culture and jazz festivals of The Pantiles, the sprawling beauty of Dunorlan Park or the high-profile acts drawn to two theatres, the town remains an enduring attraction.

The surrounding areas are not to be overlooked either. Groombridge (soon to welcome the next branch of The Pig upscale hotel and restaurant brand), Langton Green, Penshurst and the Ashdown Forest are all less than 8 miles away, with East Grinstead 10 miles and Gatwick Airport just 19 miles.



Site Plan

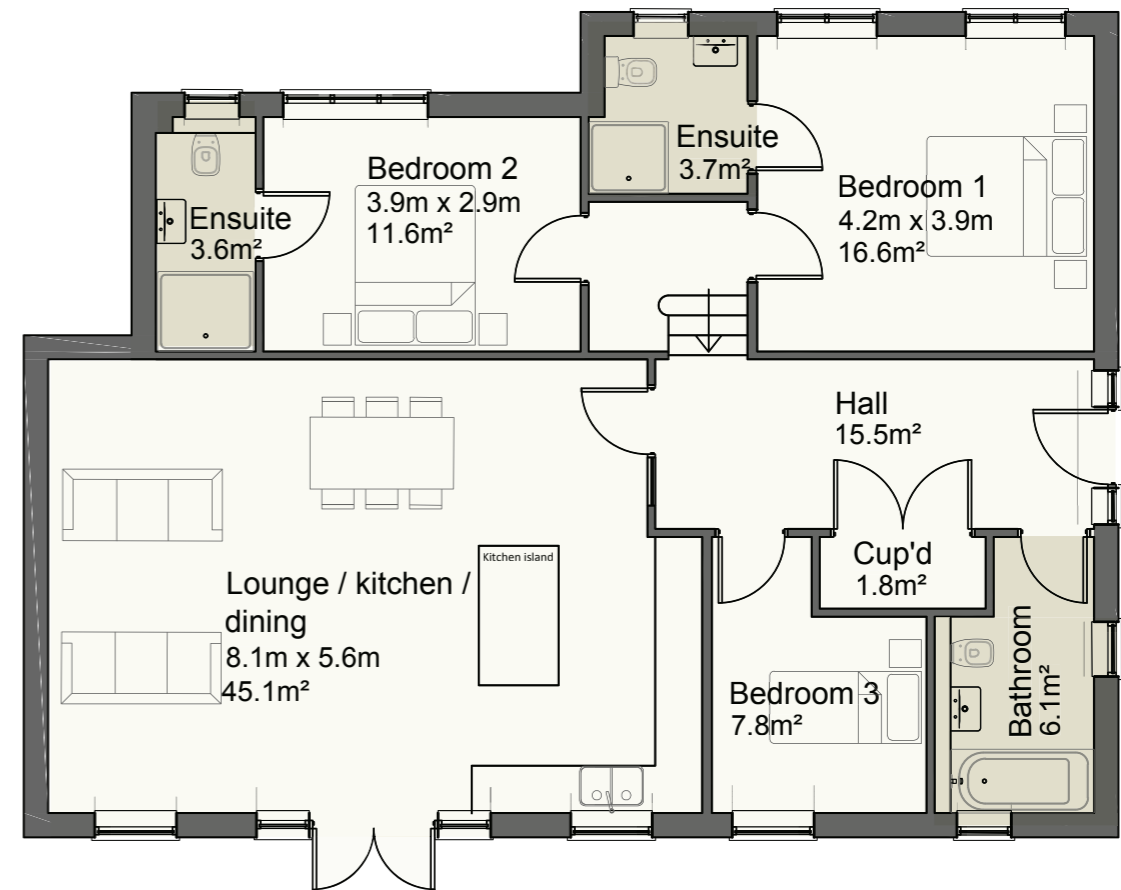




The Dairy

Detached Old Dairy
Reception / kitchen / dining room
3 bedrooms, 2 en suites, family bathroom. 0.21 acres

1249 sq ft (116 sq m)



These details are given as an indication of the specification of the development. The developer reserves the right to alter the specification at any time, and any choices are detailed at the developer's discretion. Sizes are indicative but are not intended to be construed as part of any legal contract.



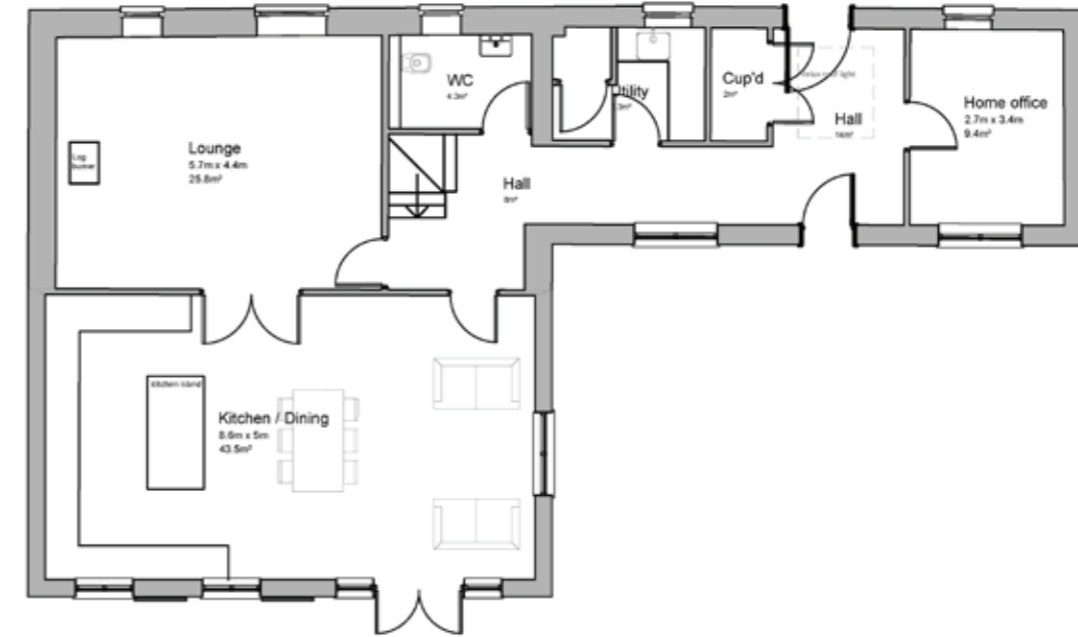
The Coach House

Detached Old Stables
Reception room, kitchen / dining room, home office
4 bedrooms, en suite, family bathroom. 0.26 acres

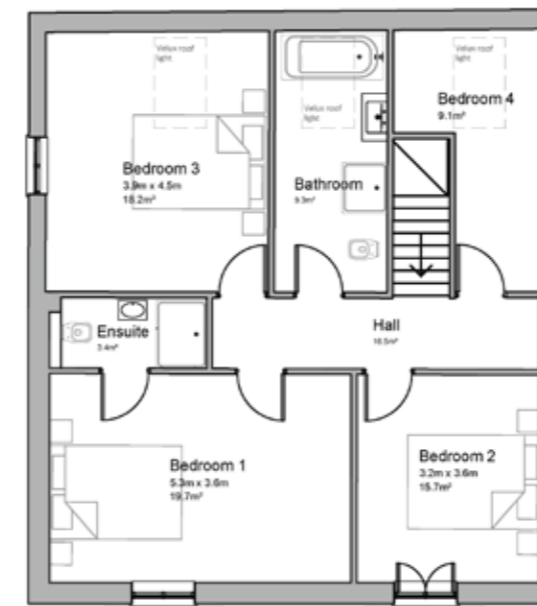
2131 sq ft (198 sq m)



Ground Floor



First Floor



Garage



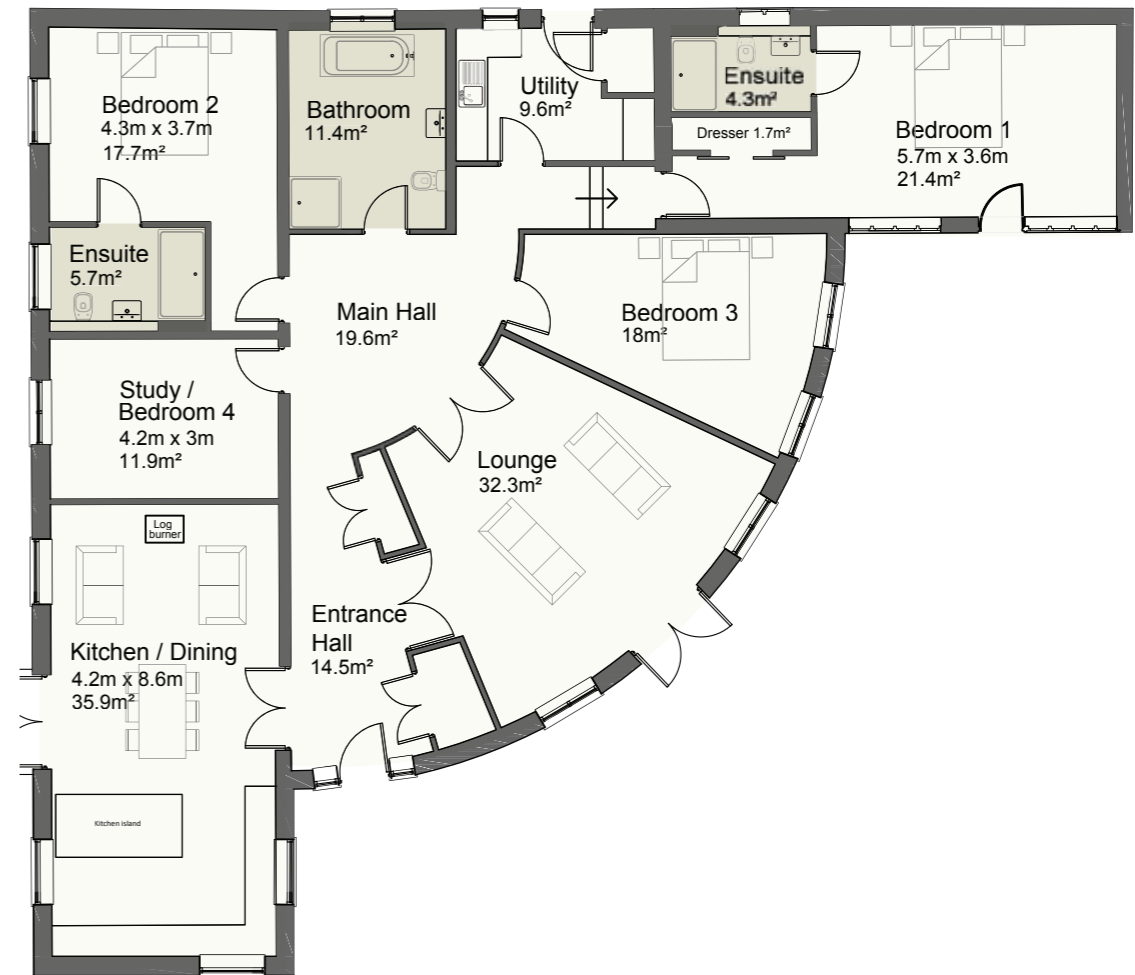
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Crofters

Detached Old Cow Shed
Reception / kitchen / dining room
4 bedrooms, 2 en suites, family bathroom. 0.3 acres

2379 sq ft (221 sq m)



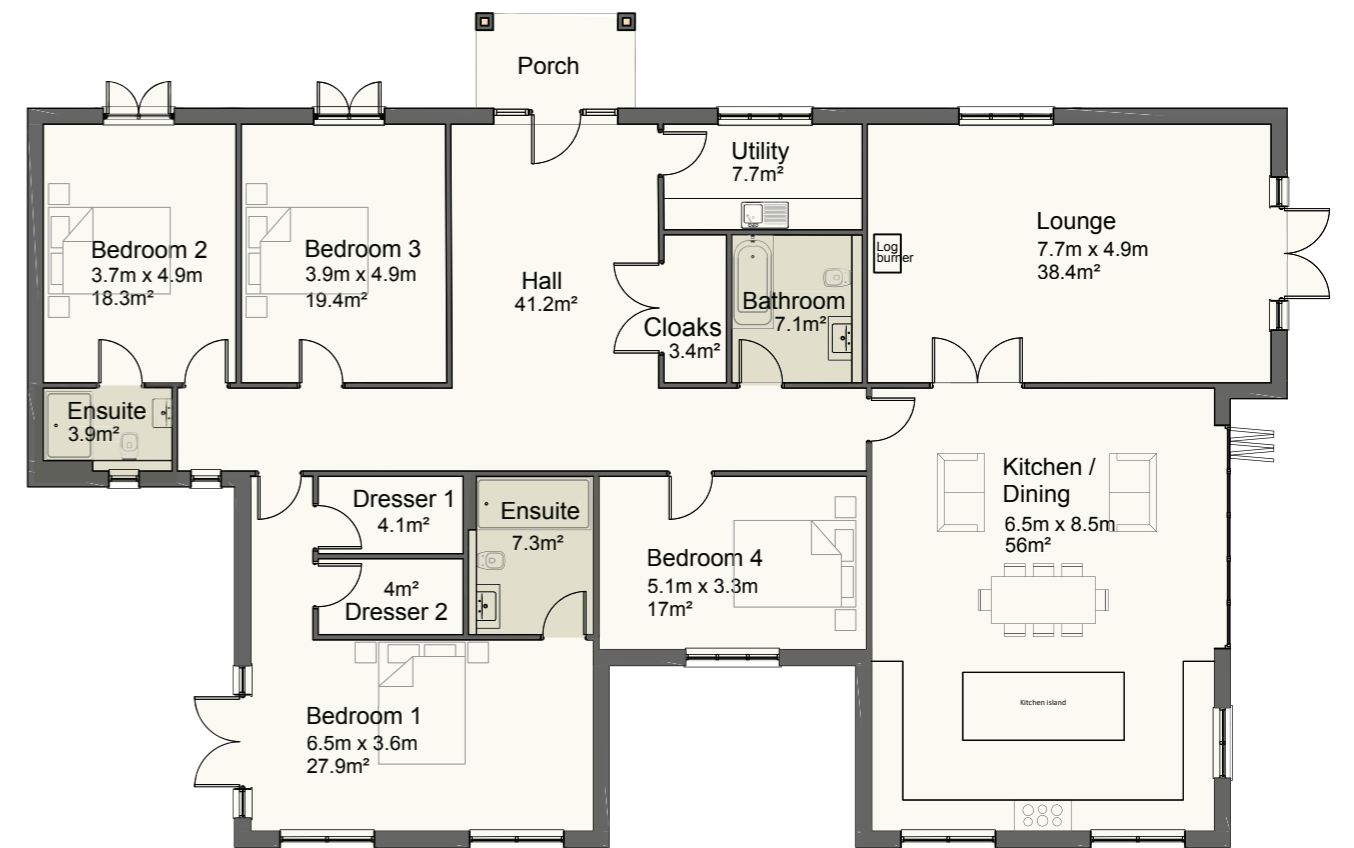
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The Pond Barn

Detached Barn
Reception room, kitchen / dining room,
4 bedrooms, 2 en suites, family bathroom. 1.3 acres

2842 sq ft (264 sq m)



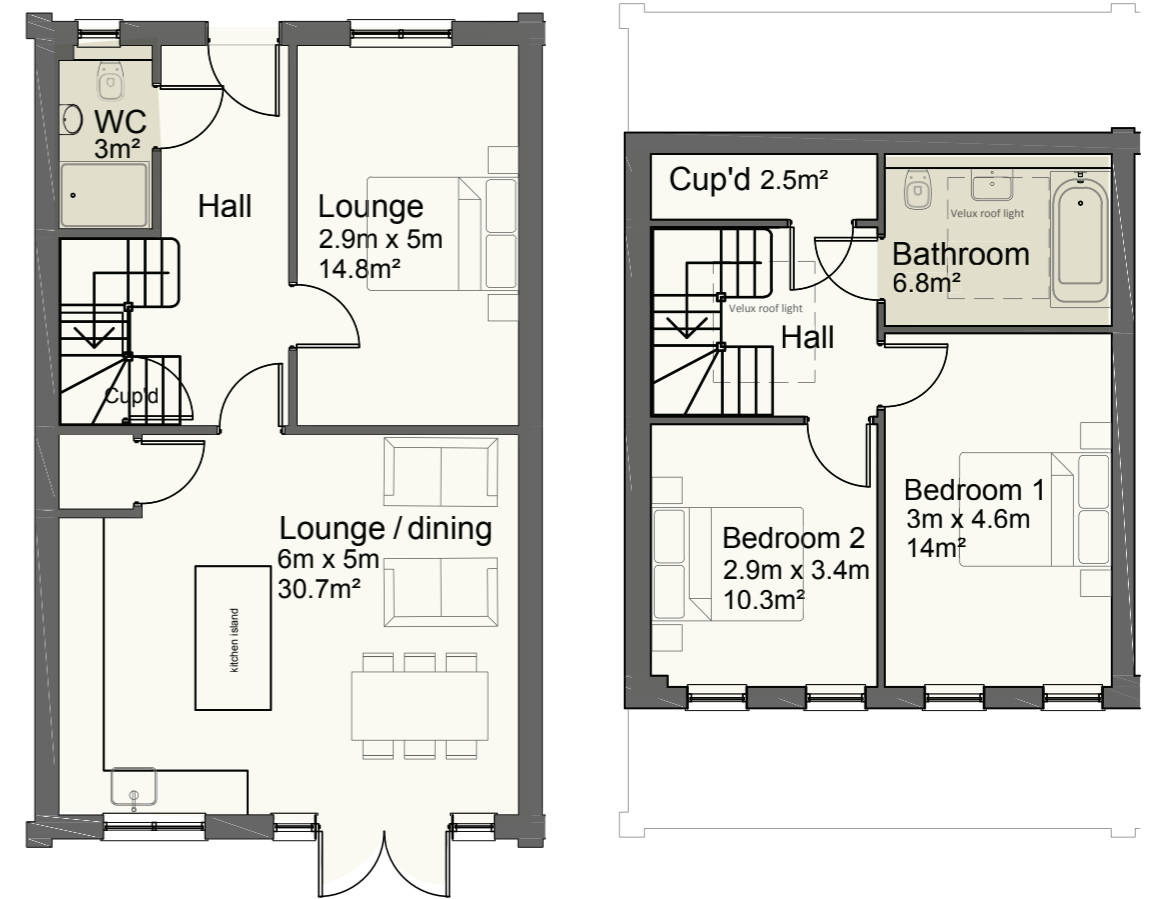
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1-4 Spring Barn

Mid Terraced / End of Terrace Barn
Reception room, reception / dining room / kitchen
2/3 bedrooms, family bathroom

1119 sq ft (104 sq m)



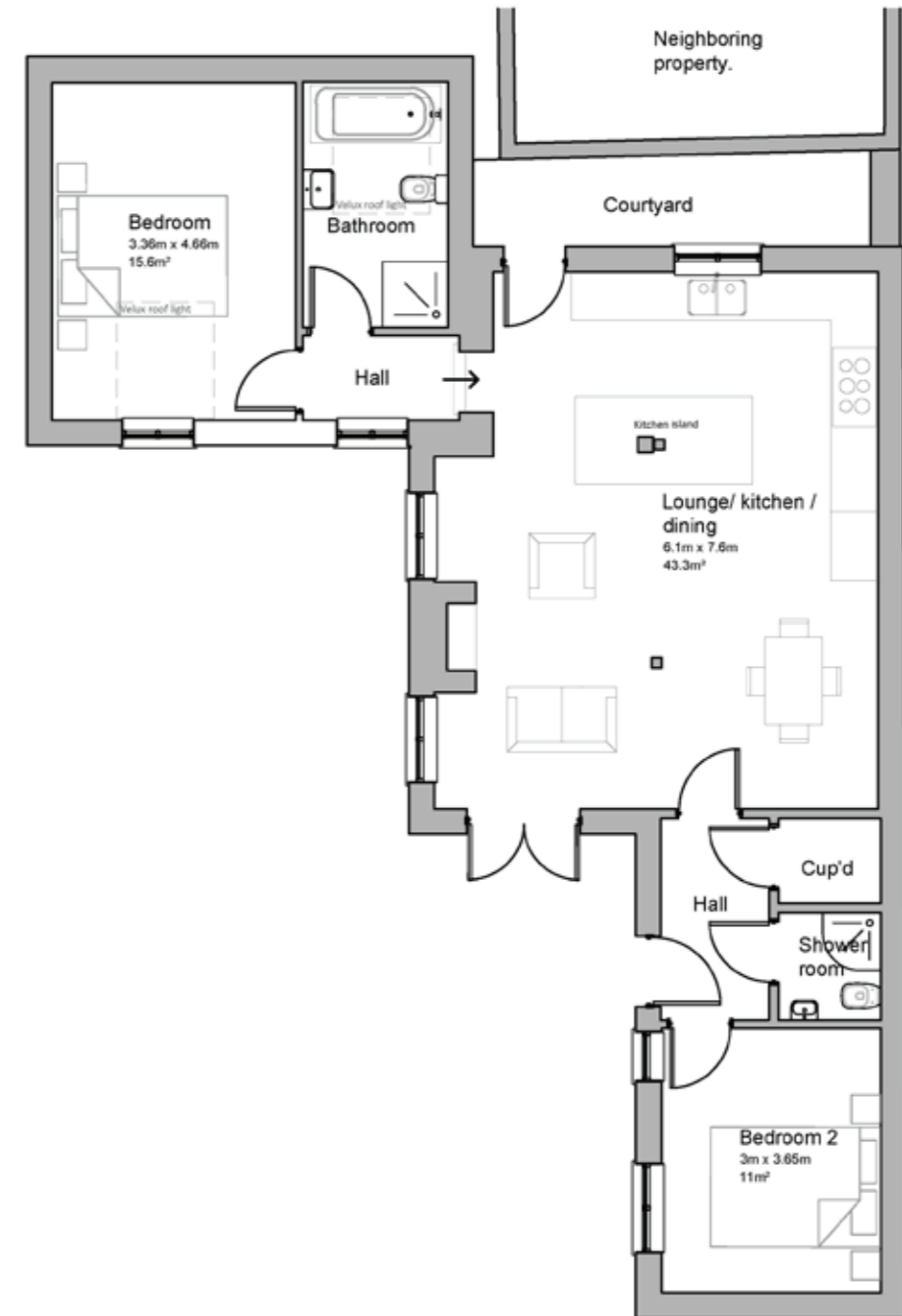
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The Gatehouse

Link Detached House
Reception / dining room / kitchen,
2 bedrooms, bathroom

1130 sq ft (105 sq m)



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INTERIOR FINISHES

- Solid Oak internal doors
- Solid Oak handrails to stairs
- Satin white internal joinery
- Herringbone Amtico flooring / tiles / carpet

UTILITY ROOMS (WHERE PRESENT)

- Integrated washing machines and tumble driers
- Sinks with mixer taps

EXTERNAL

- Aluminium triple glazing to plots 1,5,11
- UPVC double glazing to all other plots
- 10 year Build Zone Warranty
- Private drainage (covered by modest estate charge)
- Multipoint locking external doors
- Lawns
- Paved patios
- Outside taps and power points
- Mains smoke and carbon monoxide detectors
- External front door lights

Digitally enhanced images

Specification

INDIVIDUALLY DESIGNED KITCHEN

- Bespoke painted wood kitchen with matt lacquered doors and quartz worktops
- Integrated Bosch and Neff appliances
- Induction hobs and integrated extract fans
- Fan assisted ovens
- Integrated microwaves
- Undermount sinks with integrated drainers

QUALITY BATHROOMS

- 'Great British Bathrooms'
- Contemporary style sanitary wear
- Solid surface bathtubs
- Utopia Roseberry range
- 'Perfectly painted' washstands
- 'Crosswater' chrome taps
- 'Dual Fuel' chromed heated towel rails
- Walk in showers
- Mirrors

HEATING, ELECTRICAL AND LIGHTING

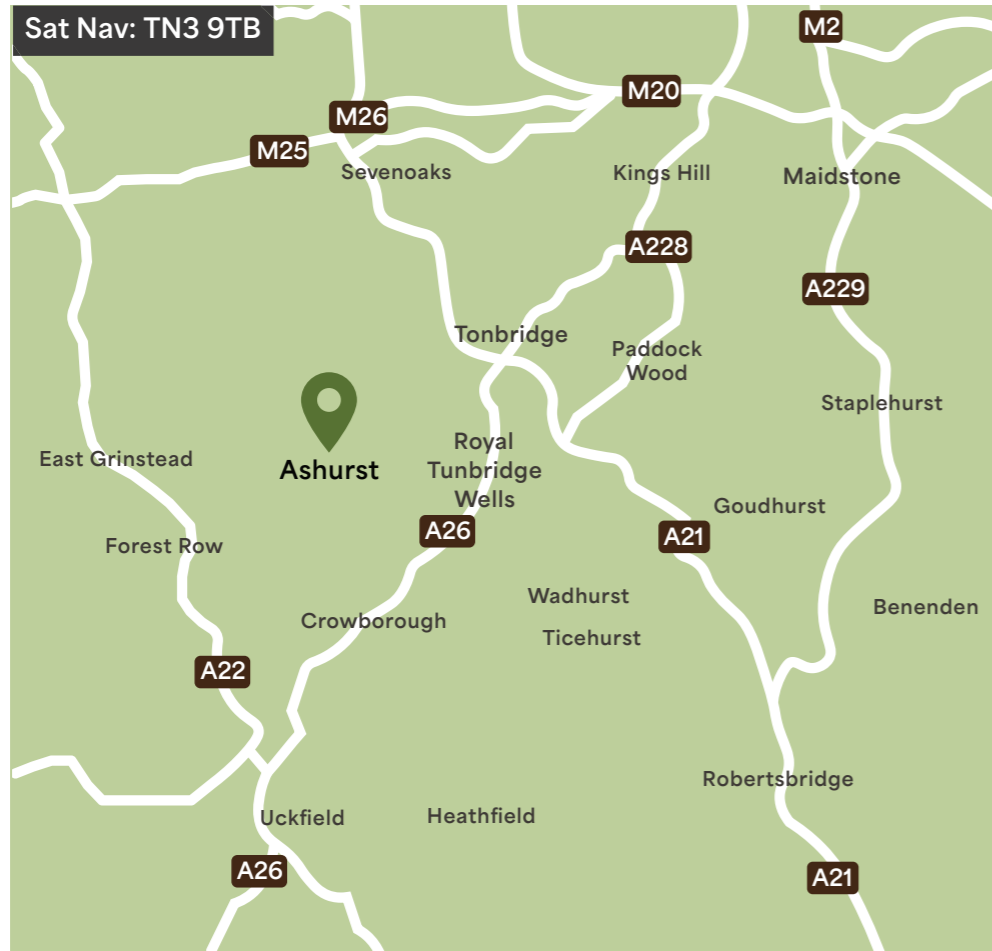
- Thermostatically efficient air source heat pump with 'Samsung technology'
- Log burning stoves in plots 1,3,4,5,6
- Zoned underfloor heating to ground floor
- Contemporary radiators
- Lutron smart system lighting
- Automatic blinds where fitted
- Remote electronic Velux skylights
- LED downlights to kitchens and bathrooms

HOME ENTERTAINMENT

- TV points to living room, study, family /dining room
- Wired for Sky
- Phone points to principal rooms
- Fully networked to all rooms



Location



Don't just take our word for it.

Why customers have chosen to live here....

"We don't really go to the big supermarkets anymore," says Dean. "We get everything fresh from the local farm shops. "The walks are beautiful, and the sunsets are just stunning," Chris adds. "Honestly, it feels like we're on holiday every day." "There's a great balance here," Chris says. "You're not overlooked, you're surrounded by nature, and yet you're still so well connected. There's even a vineyard nearby for a glass of wine or a tasting!"

Would they recommend it to others? "Absolutely," Dean says without hesitation. "Manor Court Farm ticks all the boxes – it's exactly the lifestyle we were hoping for, and more."

Dean and Chris, Manor Court Farm residents



Heritage Style.
Contemporary Living