



Rose Brandon

Ashurst Hill, Ashurst, TN3 9TE

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A spacious detached “Colt” bungalow, timber construction. Located in an elevated and large plot with outstanding views at the top of Ashurst Village within walking distance of a mainline station with direct trains to London Bridge. Requiring modernisation.

Hall, Sitting/Dining Room, Kitchen/Utility Room, Cloakroom with Shower and WC, 3 Double Bedrooms, Family Bathroom, Oil Fired Central Heating, Double Glazed Windows, 5-bar gate approach to paved parking and drive leading to a detached Garage, large Garden and grounds to include Woodland.

Guide price £500,000 Freehold *No Forward Chain*





The Property

- ◆ It is considered that the property offers excellent potential to either significantly upgrade existing or seek planning permission for an extension or a replacement. One would normally expect to find a larger and more expensive property in this superb location with its views and large grounds.

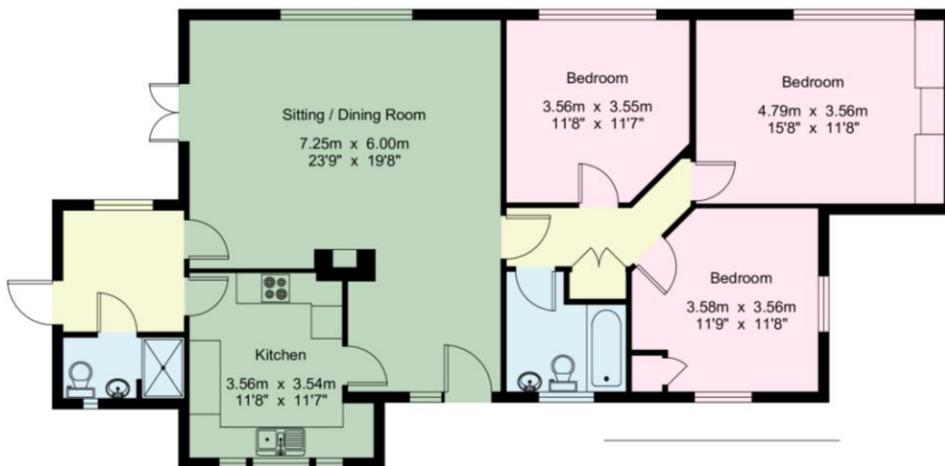
Colt Houses are of timber construction with cedar shingle cladding, it is advisable to approach your lender to establish whether you can get a mortgage on such a property.

Location

- ◆ Ashurst is a pretty village 5 miles west of Tunbridge Wells, benefitting from a mainline station with services to London Bridge Station (50 ins).
- ◆ The village has a thriving community, it has a Church and Village Hall with regular events and activities, the sports field is co-operatively owned and now holds village fetes, firework parties, a Montessori Nursery, a BMX track, as well as football, cricket etc.
- ◆ A children's playground for village use is located next to the pavilion.

Situation

- ◆ The village is surrounded by farmland and woodland with quiet country lanes and footpaths to neighbouring villages.



Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615



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House - Gross Internal Area : 109.7 sq.m (1180 sq.ft.)
Garage - Gross Internal Area : 24.7 sq.m (265 sq.ft.)



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