



A charming house, outstanding position and views

Robin Hill, Claytons Lane, Ashurst, Tunbridge Wells, Kent TN3

Freehold

savills

Beautiful location and grounds • Exceptional views • Four bedrooms • Mainline rail within 0.6 miles • Double garage and ample parking • Tunbridge Wells about 5.5 miles • 2,290 ft² (including garage) • About 1 acre • EPC rating: D

Local information

This location is a gem. Peacefully positioned, while convenient for the church and village hall and within about 0.6 miles of the Ashurst mainline railway station for trains to London Bridge. Tunbridge Wells is within about 5.5 miles for mainline services to London Bridge, Charing Cross and Cannon Street.

Tunbridge Wells also offers a full complement of retail and entertainment facilities. There is good local shopping in Langton Green (about 2.5 miles) and Groombridge (about 3.5 miles) with a well-regarded farm shop situated between the two.

A very good choice of schooling can be found in the area, with primary schools at Langton Green, Withyham and Groombridge and also Holmewood House Preparatory School in Langton Green. Other 'prep' schools include Brambletye, Cumnor House and Michael Hall Steiner School to the west and Rose Hill School in Tunbridge Wells itself. At secondary level there are grammar schools in Tunbridge Wells and Tonbridge and private schools at Sevenoaks, for boys and girls, Tonbridge, for boys and Mayfield for girls, with co-ed options in Brighton and Eastbourne also.

About Robin Hill

Tucked away on a private 'no through' lane behind the church and village hall, Robin Hill is a fine and individual detached family home. Originally dating from the

1930s, the house retains many of the best characteristics of that era and has been considerably improved and enlarged by the present owners who have lived at Robin Hill since the early 1970s.

The property presents very well today, with modern double glazing and a good sized kitchen/breakfast room that opens through to a lovely garden room. All ground floor rooms take advantage of the stunning rear view and west-facing aspect. Upstairs, three of the bedrooms offer a very similar outlook, and the views to the front from the first floor, across the neighbouring farmland, are also pleasing.

The mature gardens are beautifully maintained, including an impressive lawn that gently slopes away from the generous rear terrace towards the breathtaking views over open countryside.

There is a lower shingled terrace and small pond to one side, forming an attractive seating area. A further, and substantial, stretch of grass is hidden beyond the formal gardens, interspersed with younger planted trees and shrubs and incorporating a wild flower meadow, complete with orchids.

Tenure: Freehold

Services: Mains water and electricity, oil-fired central heating and private drainage

Local authority: Tunbridge Wells Borough Council

Viewing: Strictly by appointment with Savills





Robin Hill, Claytons Lane, Ashurst, Tunbridge Wells, Kent TN3 9TD

Gross internal area (approx) 189.7 m² / 2,041 ft²

Garage 23.2 m² / 249 ft²

Total 212.9 m² / 2,290 ft²

Charles Lang

Savills Tunbridge Wells

01892 507000

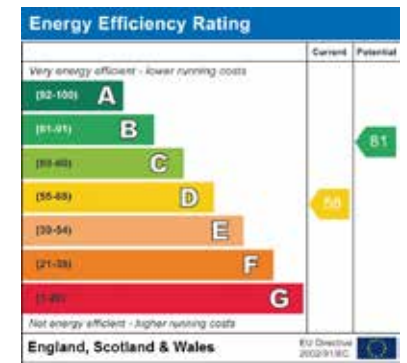
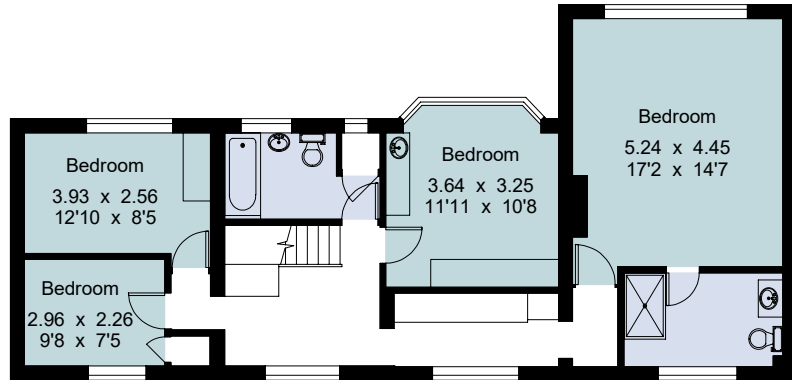
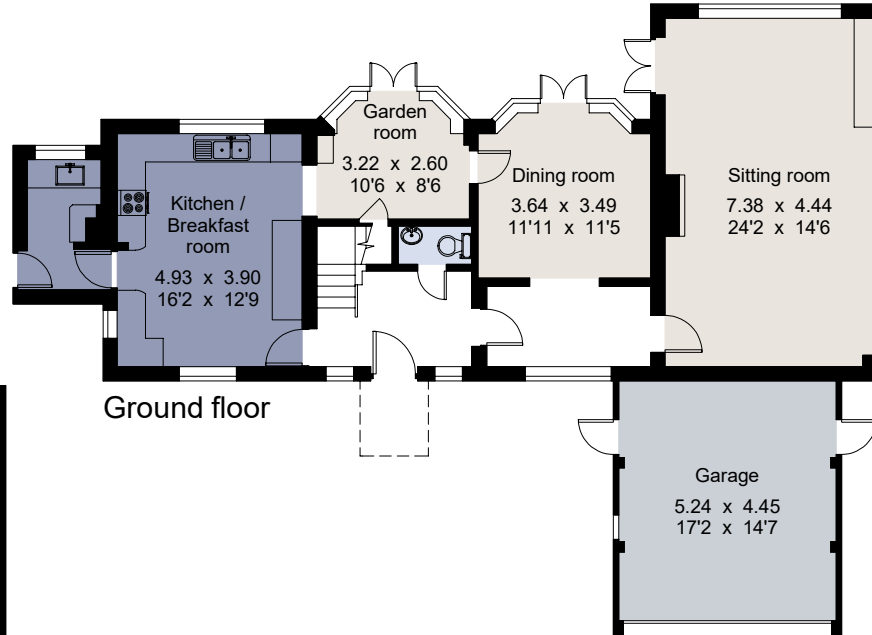
charles.lang@savills.com



savills

savills.co.uk

For identification only. Not to scale. © 16.09.2020 (PH)



Agent's Note: A path, about 6ft wide, runs inside the hedge line across the very far end of the garden and is gated to the two neighbouring gardens. This is a private right of way, only for the two neighbouring properties, and provides access to a track that leads down to Ashurst Station. This right of way has not concerned our long-resident vendors. Prospective buyers would be able to screen the path, if they wished, by hedging along the right of way to follow the neighbours' hedge line.

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

