



A fine and spacious period family house

Stone Cross Farmhouse, Ashurst, Tunbridge Wells, Kent TN3 9SX

Freehold



Ground floor:

canopied porch • sitting room / reception hall • dining room • study • family room • kitchen/breakfast room • garden hall with cloakroom • utility room

First floor:

master bedroom with dressing room and en-suite bathroom • 3 further bedrooms • family bathroom

Second floor:

bedroom 5 • attic store

Lower ground floor:

cellar

Outside:

front and back driveways • triple garage • parking area • detached brick outbuilding with pitch tiled roof • wood store • boiler room • gardener's w.c. • swimming pool • all weather tennis court • established gardens to front and rear • about 1.6 acres in total

Description

Stone Cross Farmhouse is a fine, character, Grade II Listed timber framed family house thought to date from around the mid-15th century, originally being a Wealden Hall House. It was extended in the 17th century and later altered in the 19th and 20th centuries to form the house that exists today. The attractive facades feature ground floor Flemish-bond brickwork, and half tile hung elevations under a peg tiled roof.

The property offers an abundance of period character with impressive aged beams including part of an original Crown Post, visible in the top floor bedroom. There are three open fireplaces and a log burner in the study/family room.

The key reception rooms are gentrified in style with bay windows to the front and parquet flooring in the reception hall/sitting room. The well proportioned country-style kitchen/breakfast room is fitted with a range of modern units and an Aga.

The bedrooms are generally all good sizes and the master incorporates a wall of bespoke fitted wardrobes, with a separate dressing room and an en-suite bathroom.

The current owners have been the custodians of this special family home for over forty years. The property is well-presented, but offers scope for updating and a separate detached brick and stone barn to the side provides further potential for a variety of uses, subject to any necessary consents.





Outside

Stone Cross Farmhouse is set within delightful established gardens of about 1.6 acres which surround the house, with mature trees, colourful shrubberies and a swimming pool. A well maintained all weather tennis court is positioned behind high clipped hedging adjoining fields on the eastern side.

The property is accessed via a side entrance, with a garage and parking area, and there is a secondary driveway to the rear.

Situation

Stone Cross Farmhouse is located in a small hamlet of properties just outside of Ashurst village, which has a Parish Church and a mainline station with direct trains to London. There are local amenities in Langton Green and Groombridge, both within 2.5 miles whilst the spa town of Tunbridge Wells (about 4.5 miles) offers high street shopping, supermarkets, cinemas, theatres, cafes, restaurants and the historic Pantiles. East Grinstead lies about ten miles to the west also offering a good range of amenities.

State and private schools:

Primary schools in Langton Green, Penshurst, Speldhurst, Withyham, Groombridge and Fordcombe. State secondary and Kent grammar schools in Tunbridge Wells and Tonbridge. Preparatory schools include Brambletye, Cumnor House, Ashdown House and Michael Hall Steiner towards East Grinstead, Holmewood House in Langton Green and Rosehill in Tunbridge Wells. Private senior schools in Tonbridge for boys, Mayfield and Benenden for girls, and Co-ed options at Sevenoaks, Brighton and Eastbourne.

Mainline rail: Ashurst station with services to London Bridge is within half a mile, whilst Tunbridge Wells has services to London Bridge, Waterloo East, Charing Cross and Cannon Street. Hildenborough to the north is reached through country lanes within approximately nine miles.

Communications: The M25, accessed at junction 5 via the A21, links to London, the south coast and the motorway network, and thereby to Gatwick and Heathrow airports and the Channel Tunnel terminus.





Services:

Oil-fired central heating,
electricity and private drainage.

Outgoings:

Tunbridge Wells district council
(01892) 526121, Tax band G.

Viewing

Strictly by appointment with
Savills on 01892 507000. If there
is any point which is of particular
importance to you, we invite you
to discuss this with us, especially
before you travel to view the
property.



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Stone Cross Farmhouse, Ashurst Road, Stone Cross

Gross internal area (approx) 319.6 sq m/3441 sq ft

Outbuildings 35.5 sq m/350 sq ft

Cellar 19.1 sq m/206 sq ft

Garage 29.4 sq m/317 sq ft

Total 400.9 sq m/4315 sq ft



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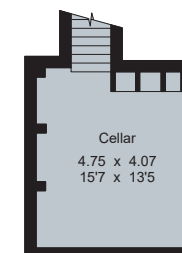
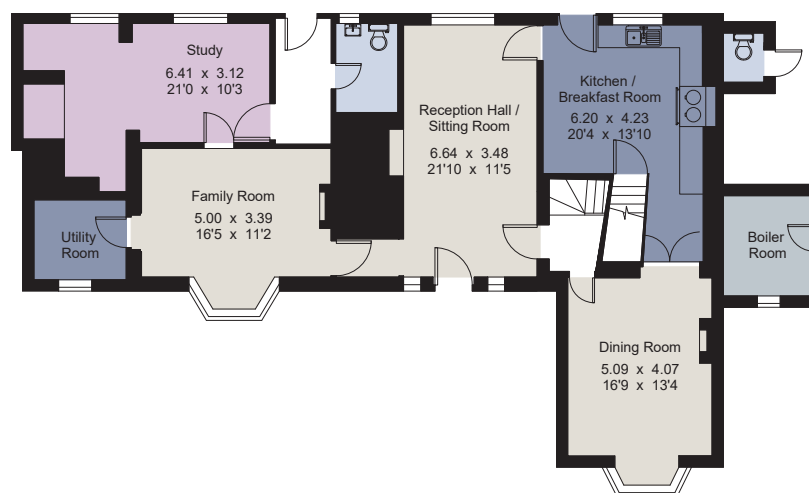
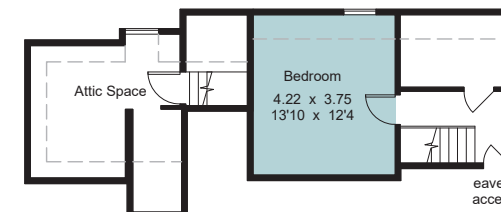
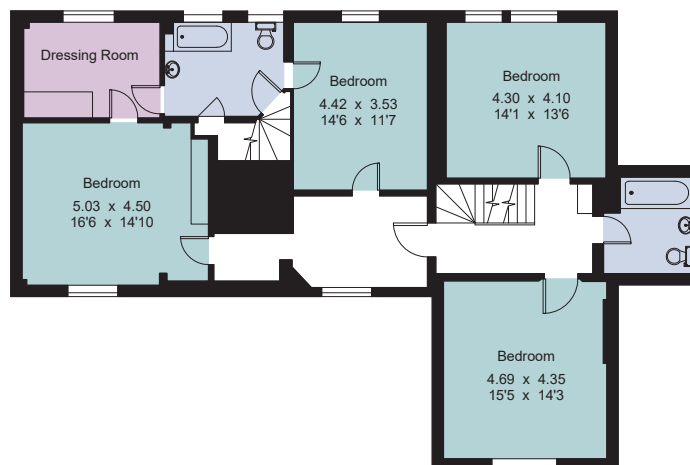
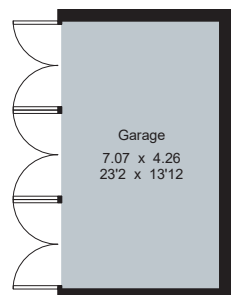
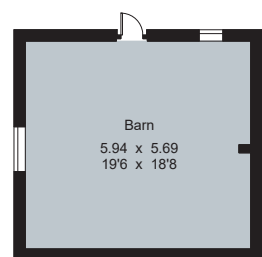
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