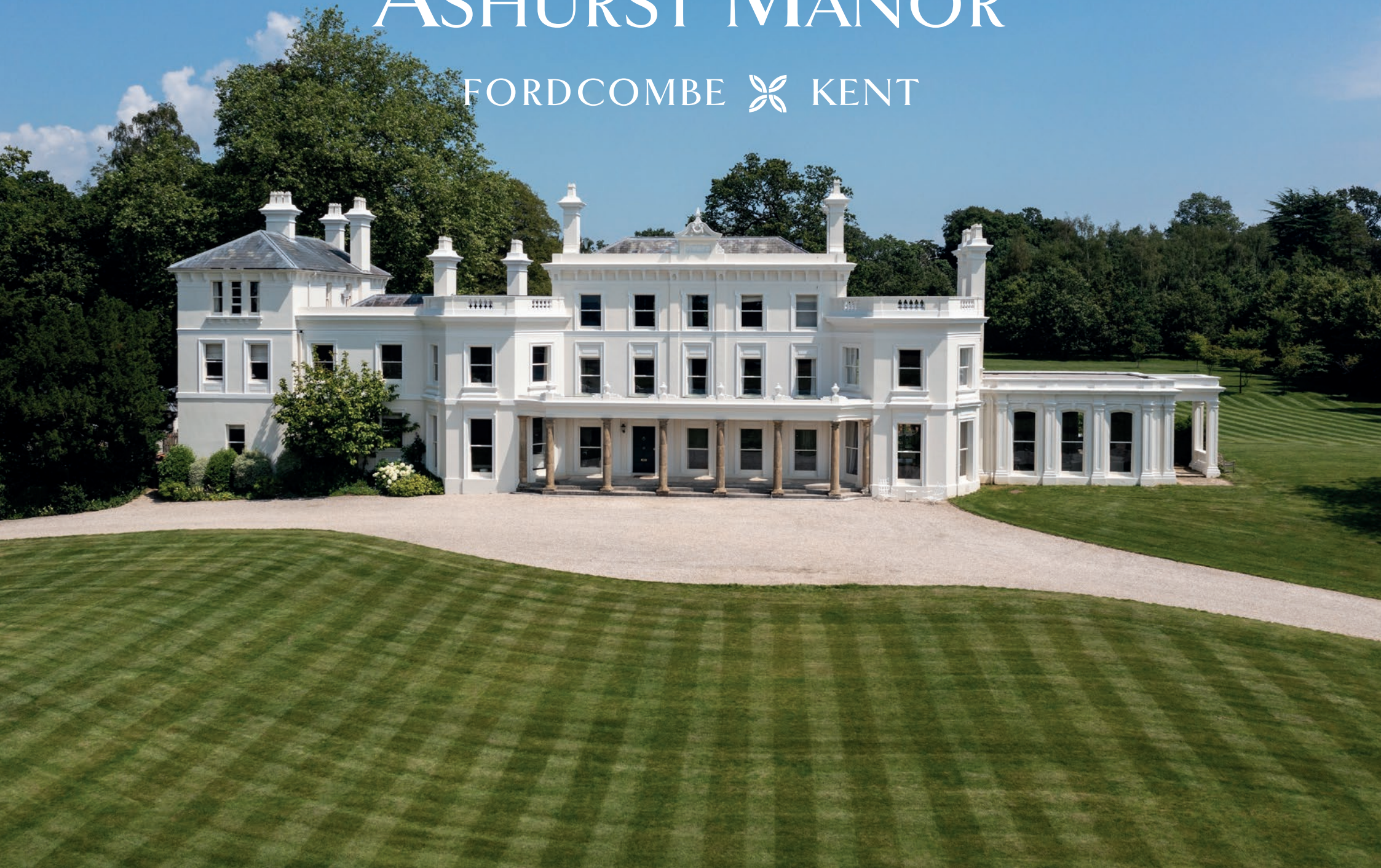


ASHURST MANOR

FORDCOMBE  KENT





ASHURST MANOR

FORDCOMBE ROAD, FORDCOMBE, KENT TN3 0RD

An exceptional well located Manor House with about 96 acres

ASHURST MANOR

long private approach drive, up to a sweeping turning area, Tuscan seven-bay portico entrance, lobby, reception hall and stairs, drawing room, dining room, games room, kitchen/breakfast room, media room, family room, gym, shower room, utility room, cloakroom, dog room

Landing, principal bedroom wing comprising 2 bedrooms and 2 dressing rooms, a private study and a large bathroom

2 further first floor bedrooms, one en-suite bathroom and one further bathroom, laundry room

Top floor comprising living room, 2 further bedrooms and bathroom plus store room

Cellars incorporating the electrics, heating system, media hub and wine storage

Savills Country Department
33 Margaret Street
London
W1G 0JD

Will Peppitt
020 7409 5945
wpeppitt@savills.com

savills.com

ANNEXE

Self-contained staff accommodation arranged as a three bedroom duplex on the first and second floors, with a private ground floor entrance

OUTSIDE

Rear entertaining terraces, leading to a three-bay pavilion, garage block and outbuildings, with a secondary courtyard entrance to the house, extensive parkland gardens and grounds to the front and rear, predominantly fields and some woodland and a lake, tennis court and stabling, secondary gated driveway access

IN TOTAL ABOUT 96 ACRES

Savills Tunbridge Wells
53 High Street
Tunbridge Wells
Kent TN1 1XU

Robert Jacobs
01892 507 000
rjacobs@savills.com

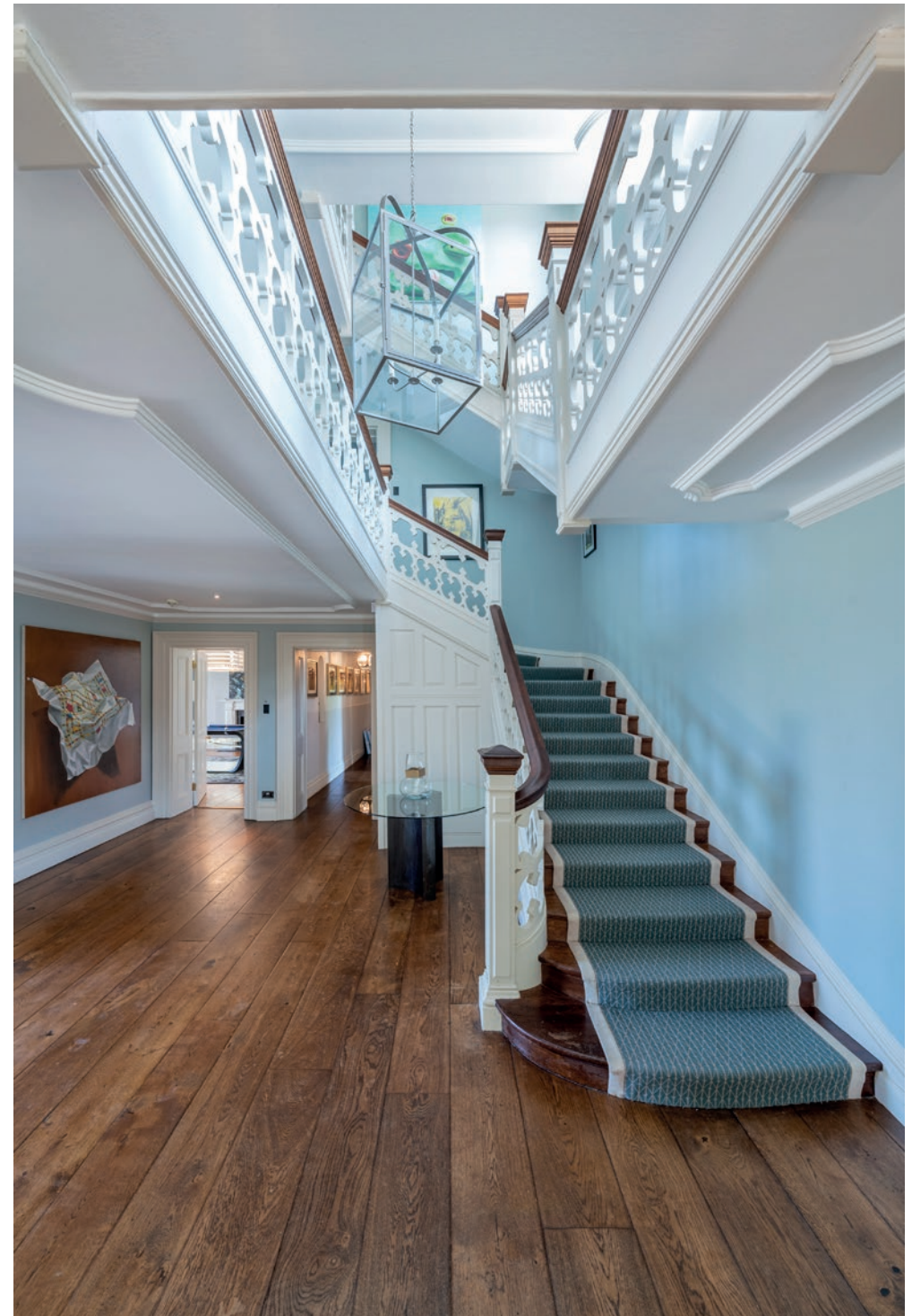
DESCRIPTION

Exceptional on all fronts; a wonderful Grade II listed stucco country house which dates from the Georgian/Regency period, but is fully updated for modern day living and is presented to a standard, rarely matched locally and more likely to be found in London. There are amazing views to the south-west across the fields, beautiful parklike grounds and an impressive long, but discreet, approach drive providing a superb setting.

This is a prominent mansion, described by Pevsner as 'quite a handsome composition' and built by Mr William Fowler Jones, a Sussex Justice of the Peace. From the 1920s to the 1950s, Ashurst Park was owned by the Field-Marsham family. By 1970, Lord Wykeham Stanley Cornwallis was in residence, being the Lord Lieutenant of Kent and this is where he remained until his death in 1982.

Whilst Ashurst Manor is a very large house, the layout and use of the space works really well for family occupation, with a purpose for all the rooms. The current owner's fine attention to detail is evident in the extensive workmanship undertaken and the features installed within the property, which are too numerous to mention. Highlights include the Creston smart home system and the programmable lighting, along with the quality wide oak floor boards to the hall, dining room and games room, and the striking Mark Wilkinson fitted kitchen which comfortably fills the enormous space. There are also beautiful period features throughout the house, including fireplaces, casement windows and coving, mouldings and cornices. However, one recent installation really sums up the high standard set for the whole; the sophisticated concealed water irrigation system, covering the expansive front and rear lawns and more usually seen on golf courses or at grand hotels.

The garden and grounds are a wonderful complement to the house, designed mainly as parkland with grazing fields, which work well from a low maintenance perspective. A beautiful lake to the rear (which runs through to the neighbouring property) adds another dimension, supporting an abundance of wildlife.









ASHURST MANOR, FORDCOMBE

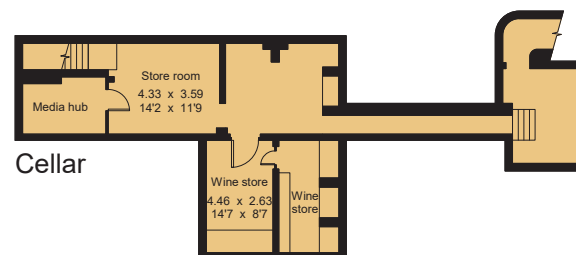
Gross internal area (approx) 945.4 sq m / 10176 sq ft

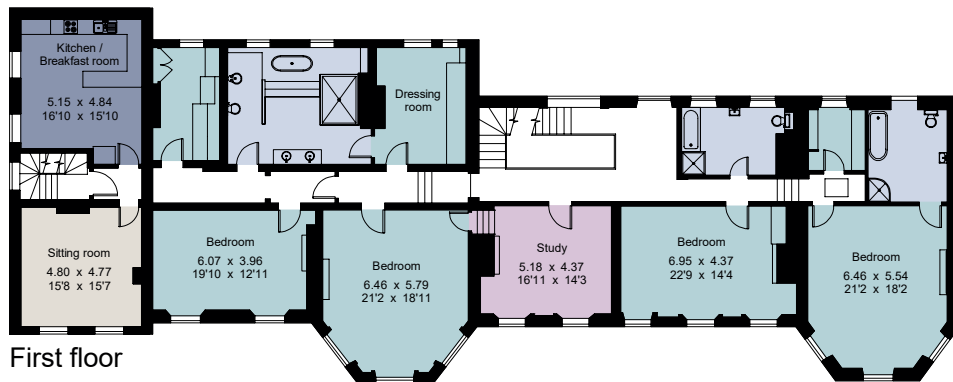
■ Cellar 90.8 sq m / 977 sq ft

Annexe 126.0 sq m / 1356 sq ft

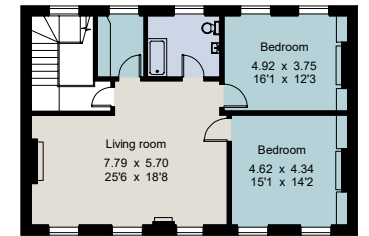
Garage 57.5 sq m / 618 sq ft

Total 1272.1 sq m / 13691 sq ft





Second floor



Second floor

SITUATION

Ashurst Manor lies within the High Weald Area of Outstanding Natural Beauty and is very well located for commuter links to central London, which is about 40 miles to the north with mainline rail services from Tunbridge Wells (about 4 miles), Hildenborough (about 8 miles via country lanes) and Tonbridge (about 7 miles) serving London Bridge, Waterloo East, Charing Cross and Cannon Street. Ashurst station with services to London Bridge is about 2.5 miles.

The pretty villages of Fordcombe (about 0.7 miles), Groombridge (about 1.8 miles) and Langton Green (about one mile) all offer well-regarded village Primary Schools, a Church, some sports facilities and at least one pub. Langton Green and Groombridge offer local shopping too and there is a popular farm shop between the two and a petrol station at Langton Green on the road to the spa town of Tunbridge Wells, with its high street shopping, supermarkets, cinemas, two theatres, cafes, restaurants and leisure options. More individual shops and restaurants can be found in the historic Pantiles, a popular spot known for the summer jazz evenings. East Grinstead lies about ten miles to the west also offering a good range of amenities.

Tunbridge Wells, Tonbridge and Sevenoaks are well-known for their Kent Grammar schools for boys' and girls'. In addition, there is a wide choice of private schooling in the area, with preparatory schools at Holmewood House (Langton Green), Rose Hill and The Mead in Tunbridge Wells, and senior schools, including Tonbridge for boys, Mayfield (about 12 miles) and Benenden for girls and there are co-ed options at Sevenoaks (about 12 miles), Eastbourne and Brighton (both about 35 miles) and Bedes at Upper Dicker.

Leisure facilities include horse racing at Lingfield Park, Plumpton and Brighton. Golf at the Nevill in Tunbridge Wells and Lamberhurst (about 12 miles from Ashurst Manor), The Royal Ashdown at Forest Row and the East Sussex National at Uckfield. Water sports including sailing and fishing, as well as cycling and walking can be enjoyed at Bewl Water near Wadhurst and for, opera enthusiasts, Glyndebourne is about 23 miles to the south.

Gatwick and Heathrow airports are reached within 22 and 42 miles respectively and private jets fly from Biggin Hill.

Important Notice

Savills and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 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.

Brochure prepared: August 2021. Photographs taken: July 2021.

SERVICES

Gas-fired central heating, mains water and electricity, private drainage.

OUTGOINGS

Tunbridge Wells Borough Council (01892) 526121, Tax Band H. The Annexe

AGENTS NOTE

A public right of way traverses the landholding as indicated in blue on the boundary plan.



Promap
© Crown Copyright and Promap

Geotagging Ltd 2021. Ordnance Survey Crown Copyright 2021. All Rights reserved. Licence number 100021411
Printed Date: 14/08/2021 Page No: 1/1





savills