

## Design Access and Heritage Statement

For

Phase 2 – Manor Court Farm. Redevelopment of campsite and former garden land to provide 8 new homes, comprising of 6no. 1bed house, 1no. 2bed house, 1no. 4bed house.

At

Manor Court Farm, Ashurst Road, Ashurst, Kent, TN3 9TB



Spring 2024

## Introduction.

This statement supports a planning application for phase 2 of the redevelopment of Manor Court Farm. Phase 1 was granted consent under application ref 23/00636/FULL and involves a total of 10 units (net increase of 7) on the site. An additional unit was granted consent under ref 23/02668/FULL bringing the current total consented units on site to 11 (net increase of 8). Phase 1 is under construction. Phase 2 is for a further 8 units. The mixture has been targeted at smaller properties, where there is substantial need from first time buyers and downsizers. Under the proposal 6no. 1 bed houses are provided, a single 2 bed house and a single 4 bed house. Small single storey units are not common in this area, there is significant demand from first time buyers and downsizers.

Manor Court Farm is a historic farmstead on the south side of Ashurst Road, within the small settlement of Stone Cross east of Ashurst itself. The farmstead has served a diverse range of uses since it ceased its original commercial agricultural use some 30 years ago. The land to which this proposal relates was a core part of the commercial element of the farmstead, it is made up of residential gardens and a large number of camping plots, given its long term intensive commercial use and the relationship with surrounding associated buildings the Applicant considers this land to be previously developed.

In addition to focusing the proposal on sought after smaller units, the Applicant is including a unilateral undertaking of £256,000 towards the provision of affordable housing, this is in addition to other \$106 costs, SANGS and SAMMS. The proposal accords with NPPF para 154 E and G (i) as well as para 154 G (ii). The Applicant is open to providing on site affordable housing but recognises a provider will be difficult to secure on such a small site.

The site benefits from a significant amount of existing infrastructure (access, services etc) that will be tapped into to mitigate any perceived impact on the surrounding area. The proposal has been designed as a natural

### The Site

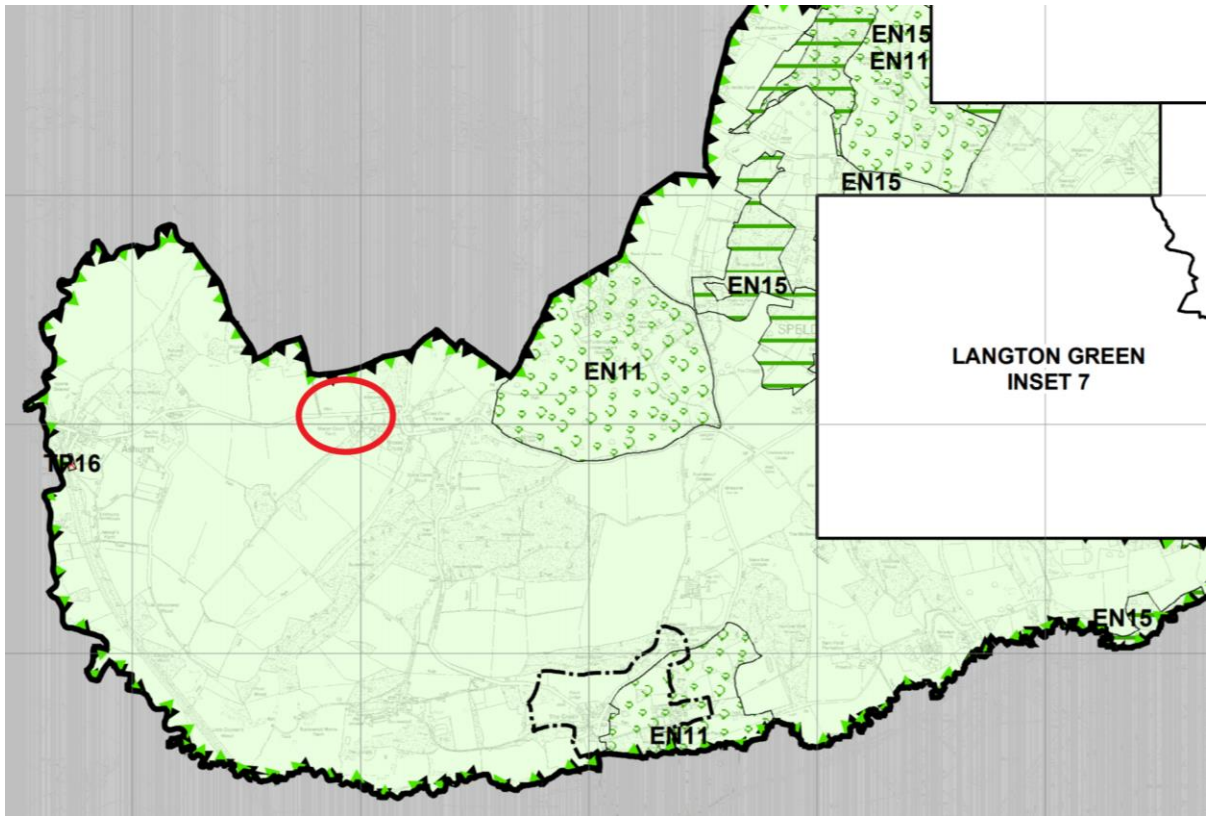
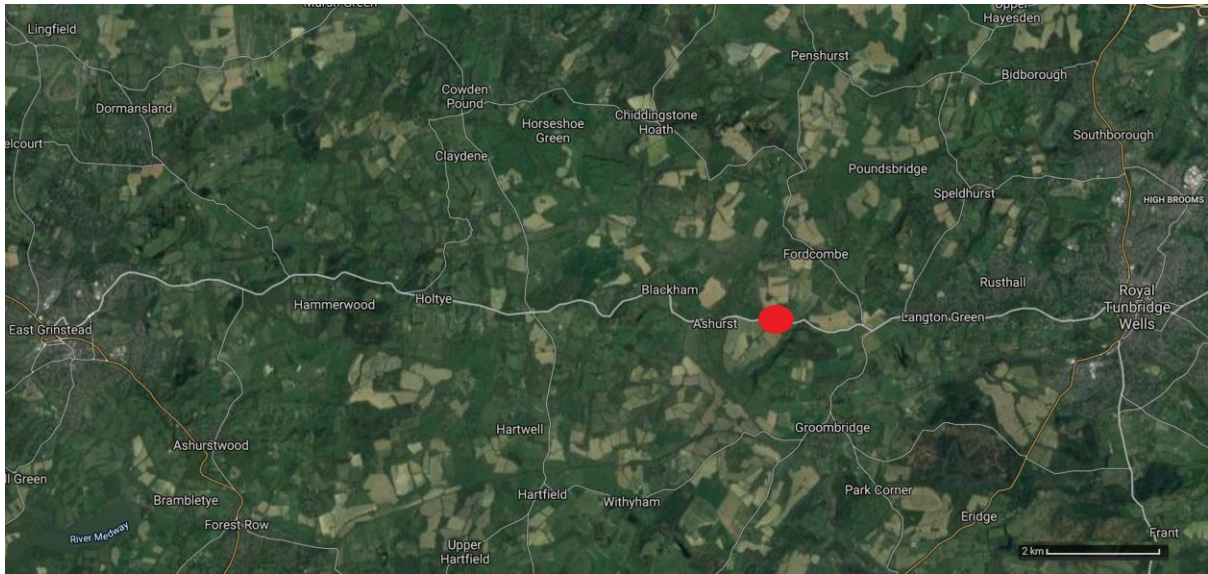
Magnum Opus Group purchased Manor Court Farm in early 2021.

The site is a historic farmstead comprising a mixture modern and older buildings. The land and buildings serve a range of uses, residential, commercial, campsite. The site demise excludes Manor Court Farmhouse (grade ii listed) and adjacent agricultural land.

The site is within the small settlement of Stone Cross, East of Ashurst, west of Langton Green.

The site is within the High Weald Area of Outstanding Natural Beauty and washed over by Greenbelt.





^Extract from TWBC proposal map with site circled in red.

Identified site constraints are listed below.

Name	Constraint Type	Description
Ashdown Forest 15 Km Habitat Regulation Assessment Zone	Ashdown Forest	Ashdown Forest 15 Km Habitat Regulation Assessment Zone.
Biodiversity Opportunity Areas	Biodiversity Opp Area	High Weald
Within The 7km Zone Of Influence For Ashdown Forest SAC/SPA	Ashdown Forest	Within 7km- The application is within the 7km zone of influence for Ashdown Forest SAC/ SPA
OUTSIDE LBD1	Limits to built development	OUTSIDE LBD1. Outside the Limits to Build Development - development will only be permitted where it would be in accordance with all relevant policies contained in this Local Plan and the Kent Structure Plan rural settlement and countryside policies.
Ashdown Forest HRA 7km Zone	Ashdown Forest	Ashdown Forest HRA 7km Zone.
Agricultural Land Classification Grade 3	Agricultural Land Grade 3	Agricultural Land Classification Grade 3.
Gatwick Airport	Wind Turbine Development Consultation Ar	T & C P (General Development Procedure) Order 1995 - CAA indicate need to consult airport operators in connection with proposed wind turbine development within a 30km radius of Airports.
Biggin Hill Airport	Wind Turbine Development Consultation Ar	T & C P (General Development Procedure) Order 1995 - CAA indicate need to consult airport operators in connection with proposed wind turbine development within a 30km radius of airports.
MGB1 - Metropolitan Greenbelt	Metropolitan Greenbelt	MGB1 - Metropolitan Greenbelt.
AONB	Area of Outstanding Natural Beauty	Proposals for development within the High Weald Area of Outstanding Natural Beauty will only be permitted if they would conserve or enhance the natural beauty and special character of the landscape.

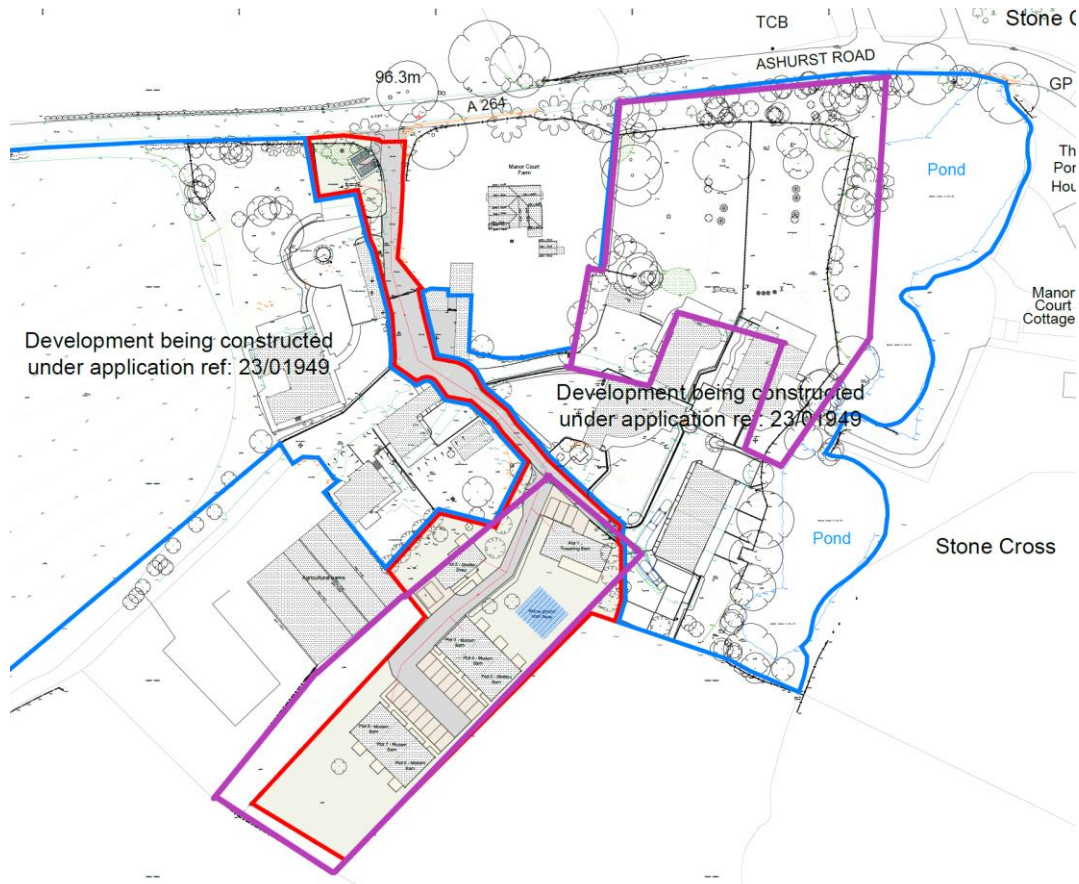
### Existing use.

The site is a historic farmstead which is has been subject to a wide variety of different uses. All existing uses ended recently with the commencement of phase 1 of construction works.

Part of the application site was residential garden for the 3 permanent caravans under application reference 19/02642/LDCEX. Site boundary shown below.



Since 1987 a significant part of the site has been run as a commercial campsite for caravans and tents. The area use for camping is shown in purple edging below. Public reviews for the campsite are included under appendix B. These shows that the holiday campsite use a Manor Court Farm was of significant scale and intensity.



^View looking south west into the camping zones (empty at the time) included in the proposal.

The planning history for the wider site is listed below. This is helpful because it shows the rough site chronology.

### Planning Applications (21)

- Conversion of existing farm outbuildings to provide two units for light industrial incorporating storage, let on a short term basis and a toilet unit for the two units and holiday campers that already use the site  
Ref. No: 00/00824/FUL | Status: Approved
- Change of use of old dairy and storage area to refurbishment and distribution of small machinery and storage  
Ref. No: 00/01061/FUL | Status: Approved
- Submission of details of car parking in accordance with condition 2 of TW00/01061  
Ref. No: 00/01851/SUB | Status: Approved
- Submission of details of sight lines in accordance with condition 02 of TW/99/01686  
Ref. No: 00/01942/SUB | Status: Approved
- Change of use of stable to light industrial use  
Ref. No: 01/00557/FUL | Status: Approved
- Conversion of existing farm outbuilding to light industrial/office use (Class B)  
Ref. No: 01/02633/FUL | Status: Approved
- Use of barn for storage of horticultural equipment & sale products to members  
Ref. No: 89/01035/FUL | Status: Approved
- Change of use of agricultural building to use for carpentry (picture framing) workshop  
Ref. No: 98/00265/FUL | Status: Approved
- Change of use of old dairy and storage area to carpentry workshop and storage area  
Ref. No: 99/01686/FUL | Status: Approved
- Change of use of farm outbuilding from business use to retail  
Ref. No: 02/01745/FUL | Status: Approved
- Change of use to storage and retail outlet for tableware and gifts; Proposed opening times 10am-4pm Mondays to Saturdays; Insertion of window on west elevation to match other buildings on same property  
Ref. No: 03/02657/FUL | Status: Refused
- Conversion of Class B1 unit (light industrial) to form additional family toilet and washing accommodation for use by holiday campers.  
Ref. No: 04/01273/FUL | Status: Withdrawn by Applicant
- Lawful Development Certificate (Existing) - Permanent siting and use of three touring caravans, together with land within their curtilage, as three separate residential units  
Ref. No: 19/02642/LDCEX | Status: Approved
- Termination of camp site use. Termination of use for siting of 3 permanent residential caravans. Restoration, extension, alteration and conversion of existing buildings to form 10no. (net increase of 7no.) residential dwellings with associated landscaping.  
Ref. No: 22/01422/FULL | Status: Approved
- Variation of Conditions 2, 5, 6, 9 and 18 of Planning Permission 22/01422/FULL - Amend approved drawings to indicate minor alterations; alter the wording of Conditions 5, 6, 9 and 18 to allow the development to be complete on a plot by plot basis  
Ref. No: 23/00636/FULL | Status: Approved
- Submission of Details in Relation to Condition 3 (External Materials), Condition 4 (Archaeology), Condition 6 (Sewage), Condition 7 (Communications), Condition 8 (Drainage) (Plots 1-3 only), Condition 10 (Biodiversity), Condition 11 (Landscaping), Condition 13 (External Lighting), Condition 17 (Refuse), Condition 18 (Vehicle Parking/Turning), Condition 19 (Renewable Energies), Condition 20 (EV Charging) and Condition 21 (Trees) of 22/01422/FULL  
Ref. No: 23/01076/SUB | Status: Approved
- Variation of Condition 2 of Planning Permission 23/00636/FULL - Replace approved drawings to plot 1, Addition of chimney flue, Minor changes to fenestration, Internal layout and building orientation, Western element extended by additional 900mm  
Ref. No: 23/01949/FULL | Status: Approved
- Redevelopment of existing workshop and cart shed to one bed single storey dwelling with associated hard and soft landscaping  
Ref. No: 23/02668/FULL | Status: Approved
- Submission of Details in relation to Condition 6 - (Disposal of Sewage); Condition 8 - (Surface Water Drainage); Condition 11 - (Landscape Scheme); Condition 18 (Vehicle Parking/Turning) of 23/01949/FULL  
Ref. No: 23/03277/SUB | Status: Pending Decision
- Submission of Details in relation to Condition 3 - (External Materials); Condition 5 - (Landscaping Scheme); Condition 7 - (External Lighting); Condition 9 - (Biodiversity Enhancement Scheme) of 23/02668/FULL  
Ref. No: 23/03365/SUB | Status: Pending Decision
- Variation of Condition 2 of Planning Permission 23/02668/FULL - Replace proposed plans to show southward enlargement of lounge/kitchen/dining area. Changes to east elevation fenestration, relocate front door to east elevation. Alterations to rooflights. Adjustments to site plan  
Ref. No: 24/00063/FULL | Status: Pending Consideration

## Proposal.

The Applicant has sought to prepare a proposal that will be policy compliant and fit within the expectations of the Local Planning Authority and local community. The Applicant is not seeking to create any new precedents via this proposal. The scheme is landscape and heritage lead but focused on providing a housing mix that will meet need, including the Council’s affordable housing objectives. Given the site is a historic farmstead, the proposal has been designed to emulate how the farmstead would have naturally evolved had it of continued to expand.

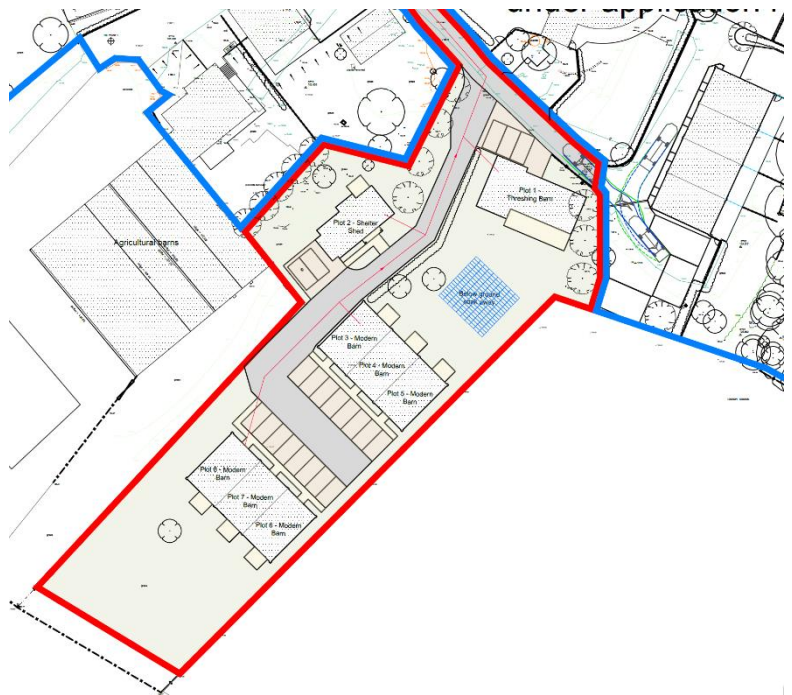
Whilst the farmstead is not listed, reference has been paid to the High Weald AONB ‘Historic Farmstead and & landscape character in East Sussex’ report and the ‘Farmsteads assessment guide for Tunbridge Wells’ SPD. These documents have been depended on to guide the layout of the proposal and ensure the proposal reads as though it were a natural evolution of the existing farmstead.

Plot 1 is located in an area where the historic maps indicate there may have previously been built form and frames the farm yard. The threshing barn style property selected for this location relates strongly to surrounding existing buildings in this yard that are redeveloped as part of phase 1.

Plot 2 is a modest shelter shed and has been laid out to relate to other existing built form to the west also being redeveloped as part of phase 1.

Plots 3-8 are laid out to relate to existing adjacent modern barns to the west. They have a ridge line equal to or lower than the existing buildings. The yard created between the two new buildings is typical of this type of arrangement and serves as parking.

The new road and its layout has been selected to relate to the line of the historic farm track as shown on the historic maps. Below circled in purple.



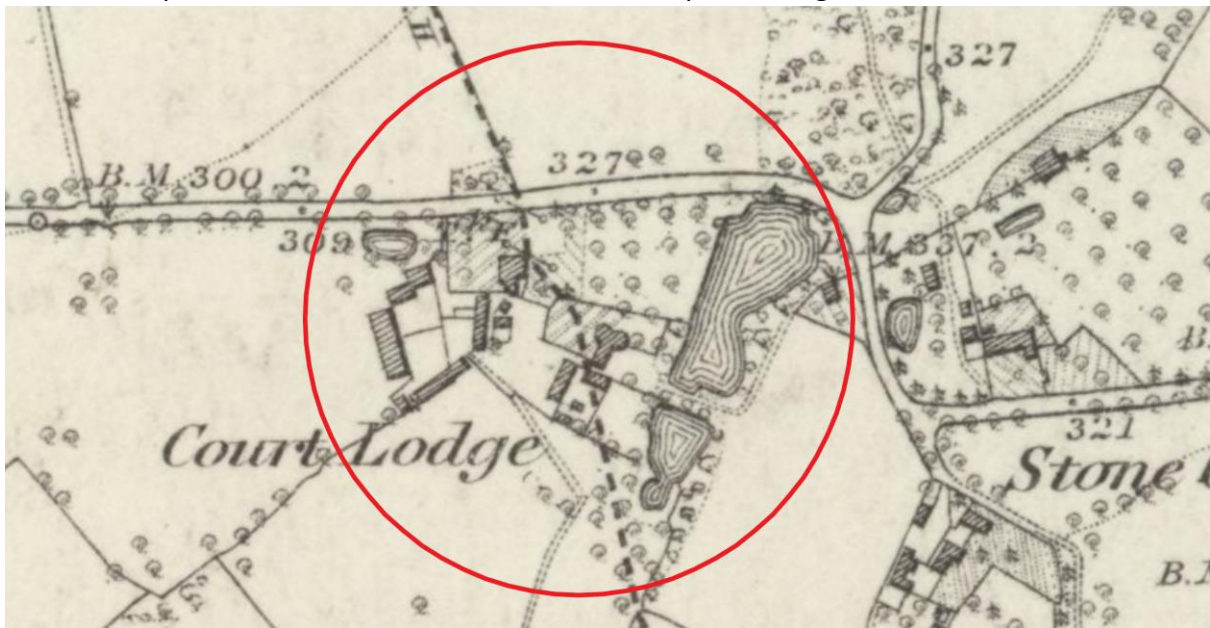
Care has been taken to ensure there are no overlooking problems between dwellings.

An overriding objective in forming the proposal development will stand the test of time.

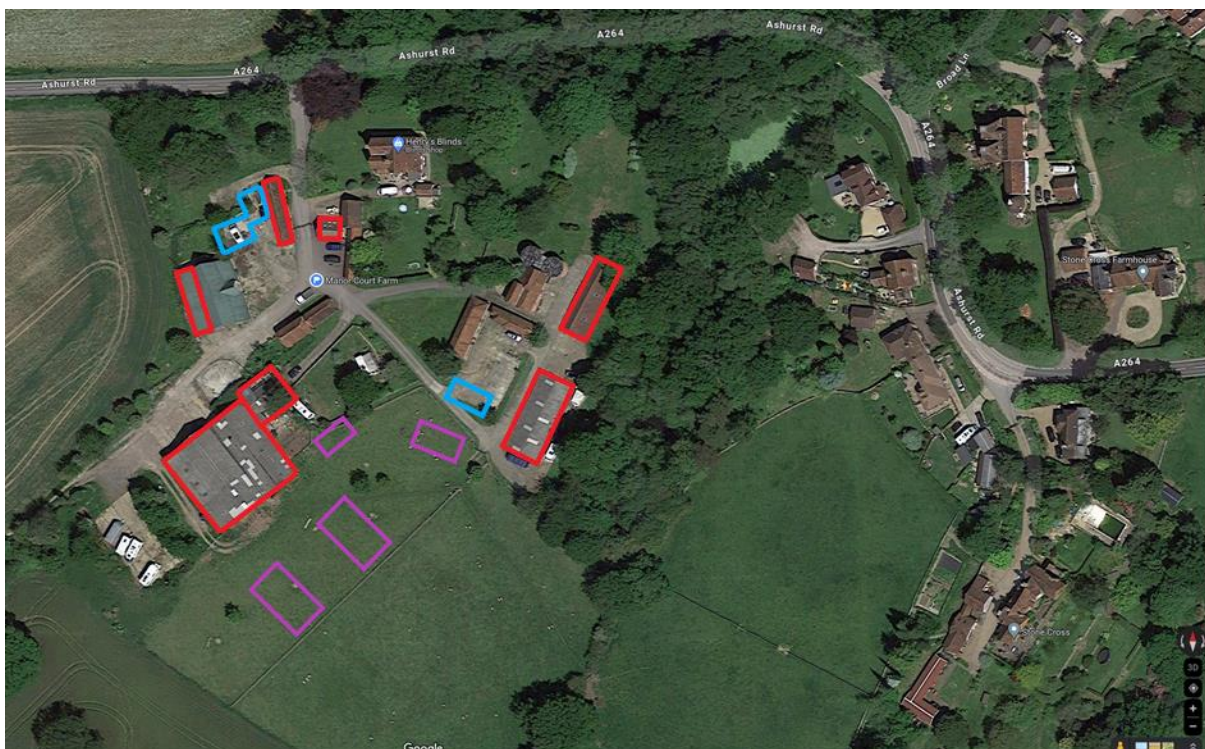


## Natural evolution of the farm.

The proposal has been designed to represent a natural evolution of the existing farm. The series of maps below show how the farm has developed through time.



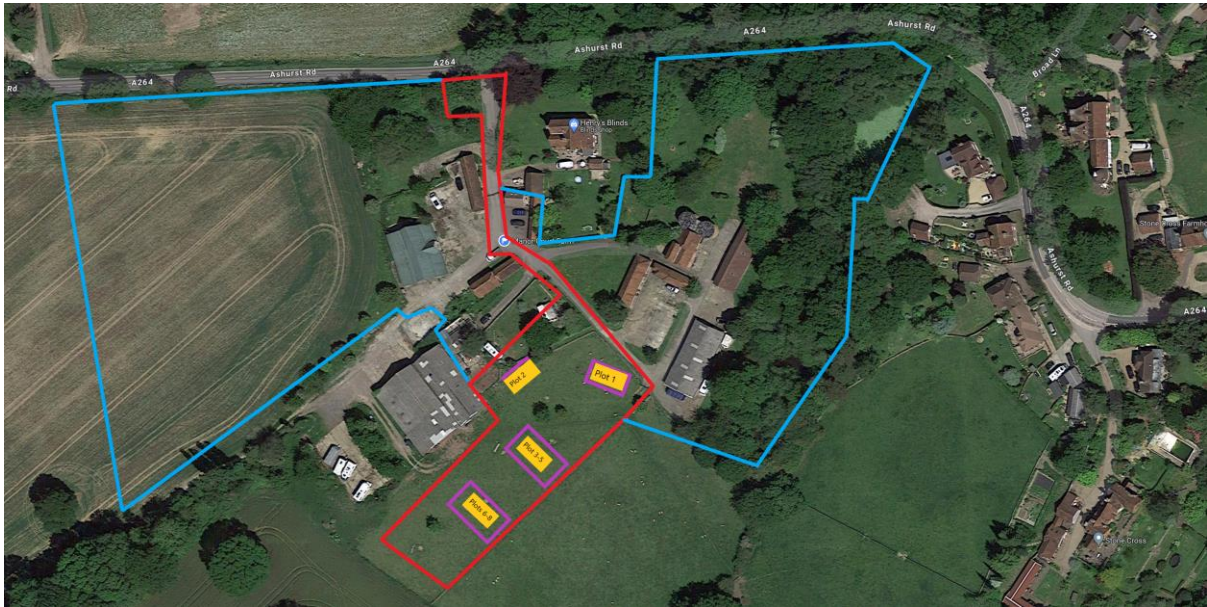
^Historic map from circa 1868. The farm would have been a working farm during this time. The two main yards were established at this time.



^Satellite image from 2023. Red show the buildings that have been added since 1868, blue shows areas where buildings have been removed, purple shows where new built form is proposed as park of this current application. This image is helpful because it shows how the settlement has slowly evolved over time and how the current proposal represented



The historic maps show how there has been growth to the south of the farm with several modern buildings being added. It should also be noted how there appears to of historically been built form in the location where the new plot 1 is proposed.



^The above image shown diagrammatically where new built form is positioned in relation to existing. It is noteworthy that new built form is surrounded on most sides by existing mass and will not be widely visible from surrounding public realm. The existing access road can be seen too.

### Appearance.

The appearance of the existing space is typical of a multi-use farmstead. The site was a well known and popular campsite. The camping area was laid out with typical associated paraphernalia.

The scheme has been designed to assimilate into the farmstead setting. The palette of materials has been referenced directly from the adjacent development currently underway. The buildings proposed are not untypical of a site like this. The proposal will not be out of character with its setting.

The face that the proposal makes use of existing infrastructure such as access means there will be limited little / no impact from a street scene perspective.

### Scale and mass.

Scale and mass of the proposed new structures is consistent with their setting. Plots 1 & 2 link to the surrounding built form and their yard setting, they have been designed to be a certain type of typical building that would be expected within the farmstead. Plots 3-8 are designed to be modern barns that have gone on to be converted. The scale of these buildings has been referenced directly from existing adjacent barns. The ridge of the new barns will not exceed the existing adjacent.



Existing retained barns. The plots 3-8 and proposed to line through with and assimilate with these buildings.

A landscape and visual appraisal was complete as part of phase 1 of the development. The Applicant has designed the proposal in consultation with the findings of the landscape visual appraisal. The Applicant recognises that the proposal needs to provide clear landscape and heritage benefits.

The table below is extracted from the landscape visual appraisal. It shows that phase 1 will result in no element suffering any form of negative impact. There are in fact some benefits to the proposal. The Applicant’s belief is that phase 2 will achieve similar outcomes.

**SUMMARY OF EFFECTS UPON LANDSCAPE RESOURCES / CHARACTER**

5.159 The following table summarises the assessed effect of the proposed development upon landscape resources:

Table 2: Summary of effects upon landscape resources / character.

Landscape Resource	Nature of Effect
Topography	Neutral
Land cover	Neutral
Land use	Neutral
Public Rights of Way	Nil
Settlement Envelope	Nil
Urban Grain	Neutral
Ancient Woodland	Nil
Listed Buildings	Neutral
Historic Parks & Gardens	Nil
High Weald AONB	Neutral
High Weald National Character Area	Nil
Penshurst: Central High Weald	Beneficial
Wooded Farmland Ashurst	Beneficial
Green Belt	Nil

5.160 Overall it is concluded that the proposed development would have a 'Beneficial' impact upon landscape resources.

## Heritage.

Manor Court Farm is noted as a historic farmstead on the Kent Historic Environment Record identified through Historic England's survey of farms in Kent 2012.

None of the buildings on the site are listed or curtilage listed, the site is not within a conservation area. A neighbouring farmhouse is grade ii listed. The listed farmhouse is separated by circa 72m from nearest new built form. There is a large mature hedge and another residential garden and some trees between the listed building and development site.

### Farmstead Assessment SPD

The site has been considered in the context of the 'Site Assessment Framework' provided as part of the Farmstead Assessment Guidance for Tunbridge Wells Borough SPD (February 2016). This document as a whole covers the various stages of appraisal and explains the decision making process. The TWBC farmstead SPD has been used to assess and inform the proposed development.

TWBC Farmstead SPD talks in detail about options available to historic farmsteads, to maintain, adapt or collapse. Manor Court Farm is an example of a farm that has already taken a substantial step towards adapting. The historic farmstead has long since ceased all agricultural activities. The site and buildings are used for a range of commercial and residential purposes. Impact arising from adaptation away from a historic farmstead has to a certain degree already taken place. Through this proposal the farmstead will again adapt, all be it in a more co-ordinated and planned way.

Spacing between buildings and the layout of built form have required a great deal of consideration, the Applicant was aware from an early stage that the success of the development would come down to the ability of the proposal to show robust heritage and landscape benefits. The applicant has sought to achieve this in forming the proposal. The Applicant has had significant engagement with the LPA whilst putting together phase 1. Phase 2 is bourn out of the discussions and the parameters set through previous discussions.

Association between buildings has been important, making sure the farmstead relates and fits with the grain of development.

Key measures adopted by the Applicant that will result in a positive heritage impact include:

- Removal of caravans and camping
- Use of traditional materials, handmade clay tiles, bricks with a rumbled finish, black sand on roof mortar jointing.
- Preservation of farm yards.
- Use of existing access infrastructure onto the highway.
- Driveway to new houses uses a route roughly along the lines of a historic farm track.
- Building style consistent with the farmstead had it naturally grown as a farm.

## Access.

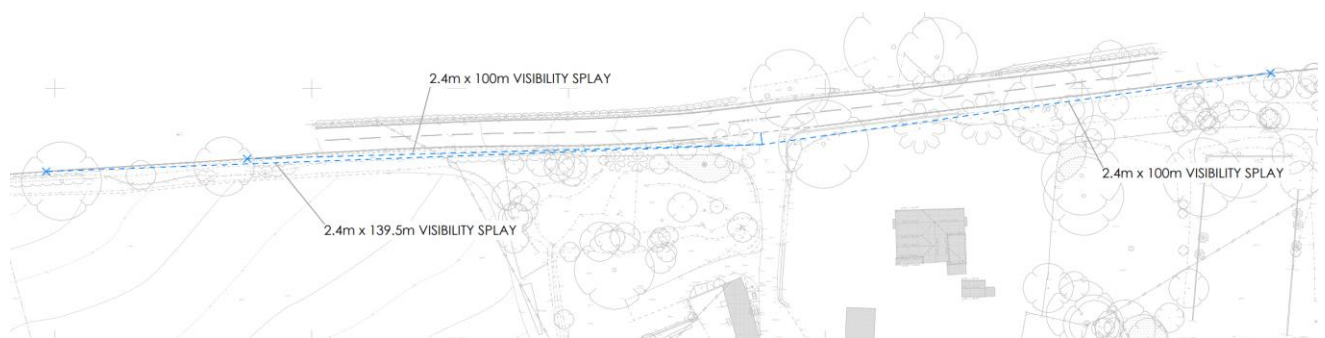
This statement should be read in conjunction with the supporting transport statement prepared by RGP. The transport statement shows the proposal will result in a reduction in vehicle movements on the site and that access arrangements are satisfactory.

The existing access onto the main adopted highway, Ashurst Road is well maintained. The site benefits from good visibility onto the highways with suitable visibility splays provided. Under the proposal the existing accessway is not modified in any way.

Existing access routes within the site are maintained and enhanced under the proposal. Accessways within the development have been designed so that a fire tender vehicle may access site in an emergency.

Each dwelling is provided with its own refuse storage. Property owners will be required to bring their bins to a new refuse hold area on collection day. At present occupiers leave their bins at the accessway close to the highway, an arrangement that risks impinging on visibility. The refuse hold is a small fenced in area away from the bell mouth but accessible to refuse collection operatives.

Each dwelling is provided with parking in excess of KCC minimum requirements. Each property will be installed with an electric vehicle charging point.



^Correct visibility splays can be provided on site.

Existing access infrastructure is utilised so from the road there will be no visible change to the site.

## Landscape.

Existing landscaping on the site is typical of this type of site with large amounts of concrete and hardstanding. Multiple small green spaces are spread across the development. Generally, the site is unkempt and in poor repair. Phase 1 of the project is currently underway and will bring significant enhancements. The themes established in phase 1 are continued on through and into phase 2. The proposal places great emphasis on maintaining openness, agricultural type fencing, native planting etc. are all part of the proposal.

The application is supported by a separate ecological statement that shows the required net gains.

The Applicant would welcome a condition of planning requiring the submission of a detailed landscape plan prior to the dwelling's occupation.

## Sustainability.

The site is within the small settlement of Stone Cross. The site is less than 1 mile from Ashurst train station with regular trains to London Bridge. The site is on the A264. There are various bus services available to local towns.

The nearest preschool is 0.9 miles away and the nearest primary school is 1.2miles. The site is 4.4 miles from the centre of Tunbridge Wells.

The site benefits from access onto surrounding public footpath network.

The proposal will include the use of air source heating. Electric vehicle charging will be provided for each house.

## 5 Year housing land supply.

Tunbridge Wells Borough Council do not currently have a five-year housing land supply.

The Applicant is keen to commence work on site quickly if a consent can be obtained. The Applicant would accept a planning condition requiring development to commence within 12 months of the planning consent being granted to help the Local Authority meet underlying need.

## Principle of the development.

The site is outside the Limits to Built Development as well as being washed over by Green Belt and AONB. The site is within the small settlement of Stone Cross. Built form at Manor Court Farm relates to other built form east of the site within the small settlement of Stone Cross. The proposal would result in new built form on land within the existing of settlement of Stone Cross that has been used for commercial purposes since 1987. The proposal would represent an extension to the existing farmstead providing much needed smaller units. The new buildings use existing infrastructure such as access which mitigates impact arising from the development. The proposal would result in a substantial contribution towards the Councils affordable housing needs. The applicant would be open to providing on site affordable units but doubts a provider could be attracted for such a small scheme.



The site is a mixture of garden land and camping space. The space was not greenfield, it has since 1987 been part of a diverse mix of uses including a commercial campsite, with all the hustle and bustle associated with a campsite / residential use along with the associated paraphernalia. The impact on openness should be considered in the context of the existing use. Yes there will be an increase in built form, but there will be a significant reduction in comings, goings and paraphernalia

associated with the camping use, the buildings proposed are a natural extension of the farmstead and not untypical of the setting, thus the impact on openness is considered to be neutral.

The Applicant submits that the site should be considered to be part of the previously developed land envelope that includes the neighbouring buildings currently being redevelopment. The sites proximity to Stone Cross and the fact it is within the small settlements undefined boundary also allows scope for this land to be considered for developed. The close association with the existing farmstead leaves latitude for the scheme to integrate itself into the existing farmstead as though it had always been incorporated. Most of the infrastructure required to support the development is existing drainage, access etc, the ability to rely on existing infrastructure alleviates some of the impact that can typically be associated with new development. The applicant submits that the development as proposed is laid out in a way that is consistent with the way the farm would have naturally expanded had its use as a farm not ended 30+ years ago.

The site is sustainably located within 1 mile of Ashurst station with nearby schools etc.

The proposal fits with the surrounding urban grain and should be considered infill.

The proposal provided a rare opportunity to create new small units in this rural location with an impact that is disproportionately beneficial because of the reliance on existing infrastructure and the assimilation into the existing farmstead as well as proximity to the small settlement of Stone Cross. A scares opportunity within the AONB.

The existing Manor Court Farm is a busy place. The site has historically had an enormous range of activities that would have generated significant hustle and bustle. The new housing that has already been consented along with ongoing agricultural and commercial uses on adjacent land means Manor Court Farm will continue to be a very busy place with the sort of activity typical with its setting. 8 additional homes will not have a meaningful impact on the feel of the site. The benefits of providing this additional housing will, by a significant margin outweigh any perceived negative impact.

The proposal accords with NPPF para 154 E and G (i) as well as para 154 G (ii).

### Summary conclusion.

The proposal represents an opportunity to provide a good number of new small units that are desperately needed in this location for downsizers and first time buyers. The proposal is on land with a longstanding commercial use and there is an overall net reduction in vehicle movements. The proposal uses existing access infrastructure and new built form is not visible from the wider public realm. The proposed buildings represent a logical expansion to an existing farm. These elements combined show there will be little or no negative impact. The proposal represents a scarce opportunity to provide high quality smaller homes in the AONB.

If granted consent we would construct the development in a professional and timely manner, much like phase 1 that is currently under construction.

## Appendix A – Photo Log







## Appendix B – Camp site reviews

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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- No Tents
- No Caravans
- No Motorhomes
- No Campervans
- No Glamping Units
- No Statics for Hire
- No Statics on Sale
- No Seasonal Pitches
- No Electric Hookups
- No Hardstandings
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Reviews: 148 in total, now showing 131 to 140

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### Write your own Review to win a £150 Amazon Voucher!!



Take five minutes to win £150 of Amazon vouchers. If you've ever visited this campsite please [submit a review](#) for your chance to win! Each month one lucky person will have their review picked at random and will win! Leave as many as you can for more chances!

Date of Visit: July 2006

Unit: Tent

Reviewer: [Sallys](#)

[2 reviews from this member](#)

“ We have had 2 stays here and think its great. We pitched our tent at the rear of the farmhouse where Ronda, the lady running it, tries to keep all the young families together. It feels like an extension of the garden and there's a couple of tree swings where the kids play and can meet each other. There's a football goal too. The hens provide fresh eggs and wood for the fire is for sale. I suggest you take kindling and firefighters though! We love being able to toast marshmallows! The facilities are clean and close by - we didn't have to wait long even at busy times. Great for us! ”

Date of Visit: May 2006

Unit: Tent

Reviewer: [Jonathanchamber](#)

[4 reviews from this member](#)

“ Being local to the area we stayed here for one night to try out our new tent. It was the bank holiday weekend and the campsite was full, but we were shown to the field at the back and allocated a place to pitch. The field had recently been inhabited by sheep and the evidence was there to see.

The campsite is a working farm and there are plenty of chicken, geese and various bits of farm machinery scattered around, as well as various old barns and outbuildings. A farm as it should be.

The washing / toilet facilities were clean but limited, and I would imagine get very busy in the mornings and evenings. Campfires are allowed, certainly in the back field, and the farm house sells wood by the bag if you can't be bothered to forage in the nearby woods. The setting is beautiful and the walks from the campsite inspiring. If I did not live just down the road I would certainly come back for a long weekend. ”

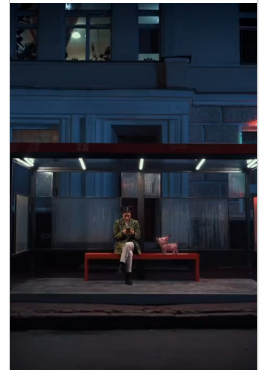
Save this campsite for Later



Date of Visit: May 2006

Unit: Touring Caravan

Advertisement



Sorry

Reviewer: [Srowley](#)[2 reviews from this member](#)

“ We stayed at Manor Court Farm on the 5th, 6th and 7th May 2006. The site is fantastic, the best bit is the fact that you can have camp fires. The toilet facilities were brilliant. Rhondda who run the site is a great lady and let our little girl help with the chickens.

My parents stayed in the B&B and were equally impressed. Manor Court Farm is a "must stay" ”

Reviewer: [Joannafryatt](#)[1 review from this member](#)

“ April 2005

After the reviews we have read we were slightly apprehensive of the facilities, however we arrived after an easy journey and were shown around and eventually decided on a spot near the big barn with a camp fire. The toilet facilities were good for us, just the two of us, especially as the site was almost deserted! Perfect! We were woken up by the chickens every morning, however we brought eggs from the farmer which made up for it!

On our stay of 4 nights we visited 10 national trust properties... perfect area, visited the llama park and had a lovely thai meal in Tonbridge. We had a great time just the two of us, the site is not the place for children as we found out. That we were glad of. However on the friday night too large groups turned up and took over... so we were glad to leave on saturday morning at 9:30 am. It is not the place for groups and if you are a couple after a quiet holiday check when booking that lots of kids and large groups are not coming.

Our pitch was windy, but that was great for drying out the tent, and yes the planes over head can haunt you and the cars are noisy, however whilst we were staying a fence was put up alongside the road which did make a difference. We however had a fantastic time! ”

Reviewer: [Ksw243](#)[1 review from this member](#)

“ March 2005

A real treasure of a site unique in its location and atmosphere if you want loud entertainment this one is not for you, but if you enjoy the countryside and nature pack up and visit.

There is plenty to do with a little imagination. 365 acres of farm allow for great walks and lots of fun real log fires, woods, streams, ponds.

The children can really have adventures cooking on open fires (marshmallows yum yum)and the wild garlic around is delicious in salads.plenty of wildlife around badgers foxes birds, woodpeckers, bats. wood mice, rabbits even found a slowworms nest!!

Locally theres lots to do soft rock climbing, off road cycling at PORKS, fishing, and lots more beautiful views and countryside pooh village just down the road.on the farm theres lambs sheep ducks chucks, and the occasional sheep dog display.

The manager is friendly and obliging the toilet block although small is one of the cleanest and warmest I've seen!! The whole experiance is calming and a great oppertunity to have a real good quality time with the family. We will definatly be back again and again. ”

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Reviewer: [Ratty](#)[269 reviews from this member](#)

“ January 2005

Visited here in a Caravan with EHU. Getting to the site is no problem, we followed the route from the Sat Nav and this took us through some lanes rather than through Tunbridge Wells and we found the roads were ok for the caravan but at one point it was single traffic only!

On arrival to the site we were met by a friendly lady who let us in and showed us the variety of pitches. As we were in a group of three (us, motorhome and tent) we selected one of the designated campfire areas and all pitched together. Access in and out of the site is by a key coded gate.

The site sold a large bag of wood for £3 each, lasts a couple of hours, and we enjoyed an evening around the fire.

The toilets and shower block were clean although very small - only one mens shower for the whole site! probably the same for the ladies.

Laundry also on site and washing up area (covered) with info on the local area was available.

Lots of grassed areas for the kiddies to play, ride bikes etc and concreted areas if it gets a lit

Other than that there is nothing else on the site, apart from the farm animals which the kids can go and look at, which makes it one very expensive place to camp, we paid £22.50 for two adults, 2 kids (under 13) and hookup per

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night for very sparse facilities, bearing in mind this was January and not peak season!!!

Tunbridge Wells is just 5 miles away, convenient for shopping etc with all the major high street stores and Tesco's / Co op etc all around the town.

Would I go back, yes if I didn't have the kids as it wouldn't be that expensive, no if I had the kids as nothing to entertain them on site and overpriced for them - £4 per child per night for no facilities apart from a swing attached to a tree.

Also site is very dark at night, don't forget your torch. Site was close to the road but we didn't really notice it. 🌿

Reviewer: [Trevor cooper](#)

[5 reviews from this member](#)

🌿 August 2004

We visited this site over August Bank holiday last year. We booked ages in advance with two other groups of campers as we asked for electric hook up we were given a pitch at the back of the farm house. This pitch was not big enough to get our TT on so we did have to ask to move to another pitch next door. Even though the site advertises no set pitches we found we had to sort ourselves out into a suitable pitch as the owner seemed a bit fussy with who was going where. However she was concerned about each pitch having enough privacy. 1 other group in our party had to move up onto the field which was very open.

We really liked this site though and there were plenty of animals walking around. Yes you had to mind the geese but think this would be the case anywhere you just walk around them.

We took our dog and she loved it, it was near a road but there was no access to it i.e. kids safe, we did not find this noisy. Also yes it was in a flight path but this seemed to change direction each night. The noise did not disturb us and in fact the kids loved watching the planes.

The camp fires were really great and I haven't found another site yet that has real camp fires.

I was concerned when I read that there was only 1 shower but there was never a queue when we were there.

There was a fridge and microwave and the facilities were IMACCULATELY clean with recycling facilities.

We will visit this camp again this year but ask for a pitch behind the farm house with a camp fire.

Highly recommended the kids loved it.

Yes there were only 2 rope swings in the trees but they entertained themselves just running around. Also near to village shop selling every thing and nearby places of interest. If you like a relaxed camping trip this is for you. 🌿

Reviewer: [Triumph t150](#)

[1 review from this member](#)

🌿 September 2004

If you fancy a low key one this is for you. I took 3 kids along & they loved the walks with the dogs but theres no play park! theres chickens & geese roaming around so the kids can use up all ya crusty bread up on them. Theres a stagment lake that chucks up when the wind blows your way!!

We loved the camp fire you can have as this really makes it, but remember to say you want one when you book cos theres only a couple, bag of wood 3 quid, lots of space when you camp, lots of noise from the road, lots of bikes on sunday morning! only 1 shower & 2 toilets. You can recycle all ya rubbish which I thought was thoughtful. Nothing else around outside camp, but if you want to take your motor or bike to visit thats your answer or a long walk.

Good ole fashion camping & we loved it. 🌿

Reviewer: [Jack01](#)

[2 reviews from this member](#)

🌿 August 2004

27-31 August. Pitched in the Orchards with a camp fire. 2 Vango 900's and 1 600, 6 adults and 7 children. We were made to feel very welcome and the facilities were superb and spotless. The kids went feral for three days and mingled happily with the chickens, ducks and geese. well maybe not the geese.

The only criticism if there has to be one is that it's under a flight path for Gatwick but not too noisy and it certainly didn't detract. There are plenty of things to do and see with kids in mind within easy reach of the site. I'll definatly be going back if they'll have me. 9/10 🌿

Reviewer: [Stardust72](#)

[2 reviews from this member](#)

🌿 August 2004

After paying £72 for 3 nights for 2 adults and 3 children (ouch) we were offered a pitch in the area next to the farmhouse / B&B in a small area amongst many other tents. We asked if any other pitches were available and we were happy to be shown a huge field with beautiful views and fire pits. We were informed it's very windy here (very very true), we done it though through heavy rain and wind.

Nice new toilet block, but no soap or hand dryer and if you smoke you have to detox two minutes before entering toilets because she hates smokers. In the same room as sinks, fridge etc so not much privacy either.

Overall we were a bit disappointed as after reading the reviews and expecting a friendly warm welcome, we found it not as expected. It is a working farm so was noisy also in mornings. 🌿

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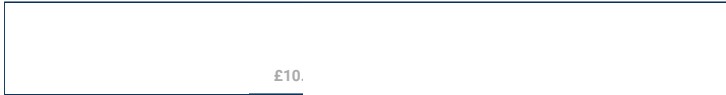


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## Reviews of Manor Court Farm

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Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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Date of Visit: June 2007

Unit: Tent

Reviewer: [Dannyandhelen](#)

[3 reviews from this member](#)

“ 4 of us stayed there during the last weekend of June. Had plenty of space as there was only a few other people camping and the field was big. Chose a pitch with a campfire pit and logs to sit on around the fire, which was great. The site is secure and you are given the keypad code to use while you are there. The facilities were good - clean toilets and showers, clean kitchen with a fridge to use, a washing machine and dryer (which came in handy as it rained most of the weekend). Lots of nice walks in the area and a good site for us living in East London as it was only an hour and a half drive away. We would definitely go back. ”

Date of Visit: May 2007

Unit: Tent

Reviewer: [Joanna W](#)

[5 reviews from this member](#)

“ This was a nice site, with plenty of room on the field, despite it being fully booked for the Bank Holiday weekend. The main factor limiting the number of campers is the toilets / showers - there are just two toilets and one shower for each sex - so we didn't shower over the weekend!

There are campfire areas marked out by the tent pitches, which is a nice touch, though we didn't take advantage due to the rain. There were washing machines and a microwave available too, again we didn't take advantage, but others were.

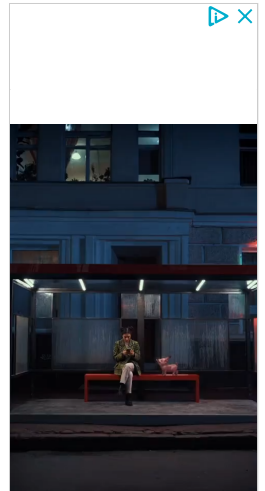
The owner was friendly, and took us in at very short notice when the site we had booked on was even more basic than we had been led to believe.

The site is close to Ashurst train station, which has a direct line to London Bridge, so we spent our evenings playing on the Underground! Tunbridge Wells is a nice town with plenty of shops and a couple of nice parks.

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We would definitely come here again if we were visiting this area. 🌿

**Date of Visit:** April 2007

**Unit:** Tent

**Reviewer:** [Dburgess](#)

[4 reviews from this member](#)

“ This was our first camping trip of the year and was a great one to start with. The pitches were nice as each camping party was dotted around the farm rather than amassed into one big field. We had 3 tents on our pitch which was sloped in places, but came complete with wooden table and chairs, brick campfire area and several tree stumps to sit round it.

The area was clean with even the ashes removed from the previous fire. The facilities were clean and sufficient, although only 2 toilets and 1 shower per gender may be a problem at busier times of the year. Everyone on site was very friendly, especially the chickens who were keen to get in amongst the tents and join us round the campfire.

Be prepared to wake up with the cockerels at 3.30am, although we felt this added to the whole farm experience! Lots of nice walks around the area and very handy for visiting Tunbridge Wells. Would definitely recommend the site and happily camp here again. 🌿

**Date of Visit:** June 2005

**Unit:** Tent

**Reviewer:** [Teamramsden](#)

[4 reviews from this member](#)

“ We came here for a weekend a few years ago. It was my first ever camping trip since nasty cold trips in childhood and my boyfriend (now husband, so it must have worked) convinced me to try camping. It was gorgeous. We were lucky with weather but the campsite was lovely. it was like camping in someone's garden, with animals wandering around. Heaven. We had a campfire which was very romantic and lovely, and the shower blocks (my biggest fear) were spotless and warm! All in all, a fab start to my camping career. 🌿

**Date of Visit:** August 2006

**Unit:** Tent

**Reviewer:** [Danny Colyer](#)

[3 reviews from this member](#)

“ My wife and I have stayed here 3 times now with our two children. It's a wonderful site for families who like to camp for the sake of camping- basic with clean, reliable showers and toilets (the showers cost noextra). The shower block also contains a microwave, washing machine and fridge for visitors to use.

Camping under the flight path for Gatwick may disturb some people - not a problem for me because I grew up under the flight path for Gatwick. 🌿

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**Date of Visit:** May 2006

**Unit:** Tent

**Reviewer:** [Nic.pete4](#)

[2 reviews from this member](#)

“ This was a long weekend, plenty of space on site, good privacy, good facilities nice and clean but can get busy. Dogs welcome good walking, Fresh eggs on site. Children able to find and make their own entertainment. Everyone gets to have their own campfire - magical. need to book in advance as it can get busy. 🌿

**Date of Visit:** September 2006

**Unit:** Motorhome

**Reviewer:** [Cas54](#)

[20 reviews from this member](#)

“ We have been to this site twice now. The facilities are very good - always clean, plenty of hot water, nice size sinks, for washing up and laundry all housed in one block. Very pretty site nice and quiet - and you camp around the trees. Ducks and chickens roam around freely

Nice to have campfires, but wood was expensive and doesn't last very long.

On the downside - found it expensive for what was there. @ £6 per adult - £4 per child and £2.50 for EHU - wood was £3 per bag  
3 units 2 with EHU - 5 adults - 2 children - 2 bags of wood = £49 for one night

Not much for the children - a couple of rope swings in the trees . We were there around lambing, which were in pens in a large barn.

The site is off a main road, we didn't see any pubs or local shops nearby

Would we go back . Yes more than likely 🌿

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**Date of Visit:** September 2006**Unit:** Tent**Reviewer:** [Poolphilip](#)[4 reviews from this member](#)

“ A very disappointing experience. We were attracted to the site as it allows fires. However, on arrival we were very put off by how close the site is to a noisy and busy road. To make matters worse the site that we had been allocated was as close to the road as it could have been - just the other side of a thin panelled fence.

This would have been disappointing enough - then we realised that the nightly rate for us was £20 - the most I have ever paid for a campsite. Remember, this is near East Grinstead, fine but not exactly spectacular. What topped it off and really annoyed was that we found that weekend visitors are charged for two nights even if they only stay for one. I think thats dreadful. Unfortunately, turning road and going home was not really an attractive option.

Somewhat bizarrely the owner decided that as there had been a very loud party until 4 in the morning at a nearby house that she would refund one of the 2 nights money. It seems very odd to me to over charge to such an extent and then to offer a refund for something out of their control. We felt slightly better to get £20 back and then remembered that that £20 was still the most we have paid to camp anywhere. ”

**Date of Visit:** September 2006**Unit:** Static**Reviewer:** [Madneil](#)[1 review from this member](#)

“ Decided to give this site a try having read all the reviews.

Must say both myself and wife enjoyed stopping here and would return.

Site is easy to find, we turned up mid afternoon, so we had choose of where we pitched.

Pitches with electric hook up are few.

This is probably the only campsite we've visited that allows you a camp fire, which can be really good fun.

Thought the idea of different feild for the families with younger children, and the remainder of campers was good.

The only down side that we found was that the toilet facilities are a bit sparce, with only 2 toilets, 1 shower and 2 swash basins in each male and female toilets, it could get busy in peak times.

We are planning to return before the season is out and this time we will be taking friends who are first time campers.

Well done Ronnda we look forward to coming back. ”

**Date of Visit:** August 2006**Unit:** Tent**Reviewer:** [Debnade](#)[2 reviews from this member](#)

“ Unfortunately, road noise was a bit of a surprise, but the site was excellent. Very clean facilities and good washing up area. Use of a washing machine, microwave and fridge if needed. Free range eggs available, (really delicious and well worth getting some).

Fire pits for each pitch and bags of logs for sale were reasonable. Fires were surrounded by chairs and logs to sit on, and can be recommended with a cup of coffee and a bottle of rum if it is raining (as it was for 2 nights we were there!).

There is a key code to get in and out of the site which was good from a security point of view. The owner was very friendly although obsessive about recycling, to the point of sorting through peoples rubbish bags looking for items to recycle, but at least she is environmentally friendly.

A few birds and foxes around, but not much in the way of wildlife, however, you are close to Penshurst Place, Groombridge Place, Finchcocks Museum and Pooh Bear country, so plenty to do if you have more energy than us (who just wanted to sit and vegetate for a few days) ”

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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Date of Visit: May 2008

Unit: Tent

Reviewer: [Zxtim](#)

[3 reviews from this member](#)

“ Stayed here back in May for a weekend and had a lovely time. The owner was friendly and helpful and the facilities clean and well maintained. Had a really good vibe and a friendly family feel. Most of the pitches are in discrete groups of 3 or 4 and surrounded by trees.

Will be returning here and would recommend to anyone with children. ”

Date of Visit: August 2008

Unit: Tent

Reviewer: [Forest\\_Fan](#)

[1 review from this member](#)

“ This is a great campsite. We were given our own enclosed pitch with camp fire, which was absolutely perfect. The toilet and shower facilities were excellent and we were made to feel very welcome by Sarah. My daughter loved seeing the animals around the farm, and Sarah was good enough to let her help with moving some of the chicks.

Lots to do in the local area which made for an excellent short break. I would highly recommend this campsite. ”

Date of Visit: August 2008

Unit: Tent

Reviewer: [Pinky\\_061988](#)

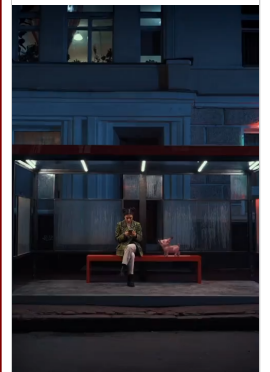
[1 review from this member](#)

“ Its a beautiful camp site got nice large pitches. Me and my boyfriend was made very welc not often you have toilets n showers when you camp out so that was a bonus, they were ver dirt anywhere.

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There was also a lovely pitch where you could have a fire at night if it was cold very nice laid out. I would definitely come back as it was a lovely atmosphere and Sarah and her mum was lovely to talk to. Held a nice convo.

Was also nice to see some farm animals e.G.

Chickens. Guinea pigs etc.

Me and my boyfriend Dan we be returning very soon x 🌿

**Date of Visit:** July 2008

**Unit:** Tent

**Reviewer:** [Dcoates185@btintern](#)

[2 reviews from this member](#)

“ We chose this site for several reasons. A farm site, chickens, ducks, open pits for long evenings around a log fire toasting the nibbles and marshmallows. A friendly laid back welcome with a personal touch.

We stayed in the paddock next to the farmhouse, wonderful private space for those who like their privacy, near to the shower block, highly recommended. The toilet block is immaculate with free showers also the washing up facilities were great. The site was a little dark but thats the fun if your a hardened camper. We bought logs and eggs.

Visited Chartwell (Winston Churchills old place)fantastic day out, take a picnic. Brighton just down the road, plenty of country walks. Trains to London for the day off from driving. Could hear some traffic / some planes but got use to that. Just had wet weather, we cheered ourselves up by going to The Hop Farm Festival with Neil Young headlining.

A little detached from civilisation, but if it's the countryside feel that your looking for this is the place to visit. The site also had a security gate. Will definitely be returning to this site. 🌿

**Date of Visit:** July 2008

**Unit:** Tent

**Reviewer:** [TamsinHockett](#)

[1 review from this member](#)

“ Lovely campsite, you are given a very large pitch and if requested a pitch with a camp fire area. The toilet and showers were very clean and tidy, nice washing up facilites and washing machine and tumble drier.

The camping areas are spread out over about three main fields with little pitches in smaller areas, all bordered by trees and hedges.

A lovely campsite except for the noisy A-road running along one edge of the farm. If you get a pitch up on the large field furthest away from the road it may be much quieter.

The B&B looked lovely and I would recommend it. The people running the campsite are very friendly and helpful.

The nearest shop is in the next village, it has a lovely butchers and small store, you can majority of what you need from there.

Overall we would thoroughly recommend this campsite. 🌿

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**Date of Visit:** August 2007

**Unit:** Tent

**Reviewer:** [Anene](#)

[2 reviews from this member](#)

“ About 15 minutes walk from the station so very easy if you don't have a car. Really great walks all around this farm, we even walked through a large corn field and came out on the other side to find a farm that sells home made ice cream, yum!

We were in a split field with campers on the one side and sheep on the other side, was great waking up seeing them all there! Every pitch had a fire pit and it was really nice having a big roaring fire. Owner very nice, checked everyone had what they needed and even chopped all the wood herself! There is a separate smaller field for families to camp in so all the kids can play together. Lots of chickens and things to see. Great forest to go walking in too. Facilities were clean.

Definitely recommend. Great site especially for country walks. 🌿

**Date of Visit:** June 2008

**Unit:** Tent

**Reviewer:** [Squashboy](#)

[1 review from this member](#)

“ My wife and I have been to Manor Court Farm many times over the past 24 months. My 2 children and I absolutely love it and so do we. Save this campsite for Later

We have camped in the garden part and on the field part. All pitches are large and have a fire pit with timber



tables, logs or chairs to sit on. I have always found the site clean and well run. The manageress, Sarah has a lovely laid back attitude which is great when camping, we have met enough Hitlers in our time that can ruin a simple break with their unreasonable rules.

There is a log cabin from where you can get your logs for the fire. They are proper logs as well and can burn all night.

Down in the bottom corner there is a gate which leads to a path that takes you on a lovely walk through into the valley. If your lucky you get to see the many rabbits that run about.

We have just come back from a Dads and Lads night and stayed in the garden section near to the Farm house. Here you can keep your eye on the kids while they use the rope swings or play football with the goal. We had 3 tents on our pitch and still there was loads of room. We had water right by and loads of hens which went down a treat with the kids. In the evening Sarah took up our invitation for a glass of wine and a steak, all in all again a lovely night at Manor Court in my opinion the best site we have stayed at. 🌿

**Date of Visit:** June 2008

**Unit:** Campervan

**Reviewer:** [Trident22](#)

[7 reviews from this member](#)

“ We arrived mid-week without a booking but were made to feel most welcome. The friendly owner is on hand at all times and has time for any queries.

We were given a wonderful site with views across the countryside. The site is laid out so there are many nooks and crannies to camp as well as an orchard. You are shown where to camp but there is no rigidity with numbers etc. - just a most relaxed feel.

The facilities are excellent. There is only one shower for the ladies and one for the men, but this was no problem at all with no queueing needed and both the shower and the toilets were spotless, as was the washing up area which is under cover, unlike some sites.

Due to personal reasons, we had to return the following night (Friday) and although the campsite appeared full, a beautiful away-from-it all spot was found for us where we could have had a log fire had we wanted.

Chicken are running around - very free range - and the site would be ideal for children - we were just 2 OAPs. There appeared to be many walks from the farm and it seemed a popular place for walkers with their tents.

Whilst there, we visited Tunbridge Wells and found it a wonderful town with no parking problems, which made a very nice change.

All in all, one of the best sites we have ever stayed at which could be thoroughly recommended whatever your age - unless you want a regimented marked site but then who really does want that? 🌿

**Date of Visit:** July 2007

**Unit:** Tent

**Reviewer:** [Davewood](#)

[3 reviews from this member](#)

“ Our party of four adults two tents and one small dog stayed for one night in July, we had a great time. This is a beautiful park, and they don't allow it to be over crowded.

The manageress however is totally scary and very strict rather like a Sargent major in the army.

There is only one shower in the Girls toilets and one in the men's, but the water was hot, and clean.

The toilets and washing up area were nice and clean.

There is use of microwave and fridge, but make sure that you separate all your rubbish as you will be told off.

Chickens are running around freely and it adds to a nice atmosphere, eggs are on sale.

We will visit again and remember, to be on best behaviour. 🌿

**Date of Visit:** July 2007

**Unit:** Tent

**Reviewer:** [Katand](#)

[2 reviews from this member](#)

“ We spent 10 days at Manor Court. We were allocated a pitch in the field rather than the orchard. The grass was long and clumpy and the ground humpy. There are no marked pitches. These features may make one think that this is bad news for a tent holiday. However, despite appalling weather we had a brilliant time! The atmosphere of the site, due to the management style, is guaranteed to make one relax.

The toilet facilities and washing up areas are kept extremely clean and the manageress is always around with a cheery smile and time to chat. There is a genuine desire to make one's stay as enjoyable as possible.

If you is looking for a site with bowling green grassed areas and tents/caravans carefully arranged and ranked in neat lines then this site is not for you. If however you want a relaxed break with an air of real camping and places to sit round a fire in the evening with others, you will be happy.

Would we stay again? Most definitely, yes! 🌿

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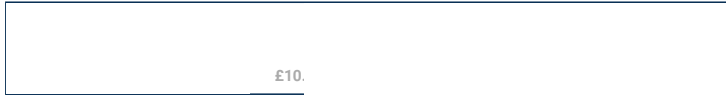


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### Reviews of Manor Court Farm

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#### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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- No Tents
- No Caravans
- No Motorhomes
- No Campervans
- No Glamping Units
- No Statics for Hire
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Reviews: 148 in total, now showing 101 to 110

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Date of Visit: July 2009

Unit: Tent

Rating:

Reviewer: [S-picky](#)

[4 reviews from this member](#)

“ Don't be put off by the proximity of the site to the road as the noise of the traffic is drowned by the noise of the aeroplanes overhead and although both of these stop or reduce during the night it is not long before the peace is shattered again when the cockerel starts up in the early hours of the morning! We had a very lovely pitch to ourselves away from anyone else and the ability to have the fire was an absolute bonus. The shower and toilet facilities are perhaps to be considered a bonus on a site of this type and they were basic but functional, although a bit limited on space when more than 2 people trying to use them. Meals at The Hare in the next village were excellent and Sissinghurst is a gorgeous place to visit. It is doubtful we would visit again but only due to the noise - though I note no other reviews have mentioned it so perhaps just the position of our pitch. ”

Date of Visit: June 2009

Unit: Touring Caravan

Rating:

Reviewer: [Smiths123](#)

[2 reviews from this member](#)

“ Wonderful park we had a great stay me and my wife will be back soon and can not wait. Every thing was clean and well kept. Not so great for kids as no pool but for a 2 night stay was def worth it and for couples its lovely and relaxing with lots of things to see and do nearby. And lovely places to walk and things to see and do and the staff are all really nice. ”

Date of Visit: July 2009

Unit: Tent

Rating:

Reviewer: [Els76uk](#)

[2 reviews from this member](#)

“ Site is in a good location about 1.5 miles from Tunbridge Wells and it's well signposted from the road. Many homes and castles are within easy reach. Ashurst station is closer but don't go there because it has no facilities like cab office, and with a lot of kit it may be a bit too far to walk. There are no shops or facilities within short

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walking distance, and I never found out if they sold provisions on site - if they did, they certainly didn't shout about it, which is a shame.

Site owner was friendly enough, but didn't come round with logs for the fire yet expressed surprise after I helped myself. Children tend to be kept together in the fields, with other groups in discrete pitches - initially I thought it a bit odd that we were in a secluded area, but it worked out fine, after we asked to moved off a pitch with a perfect view of the back of a barn and the car park. Very caravan and car friendly though - ground was very hard, even though it had been raining constantly for several weeks. That made it hard to get tent pegs in, of course.

During the weekend, the chickens are let out of their coops and will come round to peck - very cute. Rabbits and guinea pigs obviously don't get handled enough though, and while they don't bite, they don't like being stroked very much.

Toilets and showers are clean and a hand towel and soap is available, as are two washing machines, although there was no hot water for washing up one evening, and another evening it was lukewarm.

One of the fields was quite windswept, while other areas are more secluded. Very pleasant walks though the fields reveal picturesque rolling Kentish countryside.

Would recommend, and would visit again. 🌿

Date of Visit: June 2009

Unit: Tent

Rating: 

Reviewer: [TonyQ68](#)

[1 review from this member](#)

“ I've been to this lovely campsite twice with my two children and have nothing but good things to say about it. The owner is very friendly and helpful, the toilet / shower block is very clean and tidy and there's a fridge, a washing machine, dryer and microwave to use.

We've had two different pitches, but both have been ideal. The pitches are dotted around the campsite so you really feel like you have your own area of the farm with a good feeling of privacy. The pitches have garden furniture for you to use and your own ready made fire pits. You can buy a bag of logs from the farm and we had a roaring fire going which the kids loved.

The site feels very safe and secure with a security gate that you have to get the code for to gain entry. The site is so peaceful that you could happily spend your whole trip there relaxing, going on walks, etc if you wanted, but there are many local attractions nearby if you want to go out and about. We had a great few hours at Groombridge Place which is less than a mile away.

All in all, the perfect campsite, highly recommended and we can't wait to go back. 🌿

Date of Visit: April 2009

Unit: Tent

Rating: 

Reviewer: [ZoeMcd](#)

[5 reviews from this member](#)

“ This is the perfect campsite and we had a fabulous weekend. It's a small site and they seemed to keep families with small children separate which worked out very well in the evenings when the kids were in bed.

There is a couple of rope swings and the farm to walk around. The site felt very safe and we were happy for our kids to 'go off' with all the other children. Its not far from the Pinetum - word of advice don't hire bikes from the Pinetum. It cost us over £50 for a family of 4 for 3 hours! 🌿

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Date of Visit: April 2009

Unit: Tent

Rating: 

Reviewer: [Emmamoo](#)

[12 reviews from this member](#)

“ Wonderfully located campsite. Very rural, proper campers site without shop etc, so bring everything you need.

We were delighted that each pitch had its own camp fire, and wood was for sale on site by the bag.

Very clean toilets etc. Free range chickens dotted the farm, as well as sheep and lambs in the field next to the main camp field.

Caravans seemed to have excellent access to hook ups. Rope swings available for children, as well as some rabbits, guinea pigs and chicks. Thoroughly enjoyable experience, staff were lovely, and we have booked again to visit in June. 🌿

Date of Visit: April 2009

Unit: Tent

Rating: 

Reviewer: [Ldvman](#)

[1 review from this member](#)

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“ Excellent spring time break 2 nights in relaxing picturesque arable surroundings with chickens running free, lambs and Birds nesting everywhere round the farms out buildings. With all the facilities you may require without being pampered.  
 Polite helpful Sarah our host was welcoming, and friendly showing us round the site's facilities. A night in a grubby field previously made the electric power shower's and porcelain toilet with hand wash basin and squirry soap incredible.  
 Encouraged to have a barby with bricks and a grill supplied. Will make plans to stay longer next time. Many thanks for a lovely break. ”

Date of Visit: April 2009

Unit: Touring Caravan

Rating: 

Reviewer: [Zafiral](#)

[2 reviews from this member](#)

“ As most of the reviews here are for tents, here is a review from some 'tin campers'!

This is a beautiful out of the way site yet within ten minutes of Tonbridge and Tunbridge Wells.

Access is easy and the toilet and shower block was clean and tidy. The farm setting is relaxing and seeing new born lambs in the field takes all your cares away. Fire pits and wooden furniture are dotted around the site and wood is available from the farmhouse.

For family bike rides there is a disused railway in Groombridge (less than 2 miles away) that allow flat rides for 7 miles each way to Forest Row where there are plenty of places to get refreshments.

I am sure we will be visiting again. ”

Date of Visit: September 2008

Unit: Tent

Reviewer: [Howellhr](#)

[1 review from this member](#)

“ Having stayed on this site 2/3 times later in the season last year I cant say that we have ever had a bad experience!

The staff were excellent, Very friendly, The site is kept very clean and tidy as were the toilet block etc. The security gates at the entrance was great and I felt the children were safe playing around the site!

What sold this site to us was the fire pit, It was lovely sitting round the campfire especially when the temperature dropped! We could get all the logs from the farm house as well as the eggs which make a lovely breakfast!

There is lots of places to visit, The children's favourite was 'Pooh Corner' home of Winnie the Pooh!

I highly recommend this site and am looking forward to many more weekend visits this year! ”

Date of Visit: August 2008

Unit: Tent

Rating: 

Reviewer: [31sox](#)

[2 reviews from this member](#)

“ Lovely campsite in a lovely area.

Very pleasant and down to earth owner, who was very quick to explain everything, including her passion for recycling, which was a nice touch as nearly all the campers respected this and separated their rubbish into the provided bins.

As most others have mentioned, the campfires and seating areas on the pitches makes it a perfect 'back to basics' experience. Its very hard to resist cooking your meals on the fires and then sitting down to make friends with the neighbours over a glass of wine as the children run around in the 'very' wide open spaces. All camps in our vicinity ended up playing an epic game of rounders which our German neighbours seem to enjoy most.

You won't tire of going for long walks starting at the farm animals and into the local woodlands and fields.

Nice area with some lovely sites close by, including the prehistoric boulders which you soon lose your children in.

Yes it is close to a noisy road and under a flight path, but you honestly only notice it for the first 10 minutes of head down as the fresh air in your lungs from the great outdoors soon has you and the kids sleeping like kittens.

Washing facilities are small but never dirty or too busy. Our family of 7 managed to all stay clean without having to queue up once for the toilets or showers. This was also a busy bank holiday week which either means their system works or we had some very stinky campers. I like to think the latter. Simple and clean - what campers like.

Brilliant value for money. ”

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## Reviews of Manor Court Farm

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

SHARE

- No Tents
- No Caravans
- No Motorhomes
- No Campervans
- No Glamping Units
- No Statics for Hire
- No Statics on Sale
- No Seasonal Pitches
- No Electric Hookups
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Reviews: 148 in total, now showing 91 to 100

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Date of Visit: May 2010

Unit: Motorhome

Rating:

Reviewer: [Megsmum](#)

[1 review from this member](#)

“ What a delightful site! Set in and around a range of farm buildings, pitches are in groups of two or three with shrubs, walls and gardens dividing the area up.

Hens wander the farmyard, rabbits and guinea pigs are penned on the lawn to delight smaller campers: manageress Sarah is only too happy to chat about the animals, best paths for walking and anything else you need to make your stay perfect.

The shower and toilet block is quite modest but very clean: there are coin operated washing machines and a fridge. I think the site was pretty full when we stayed but we never had to queue.

The walking direct from the site is fantastic with two long distance footpaths and a huge number of local ones being well signed through the fields and villages.

We will certainly return to this Wealdon treasure - my husband caught the train direct from his office and I walked over the fields with the dogs to meet him (a 10 minute stroll): a great start to the weekend. ”

Date of Visit: May 2010

Unit: Tent

Rating:

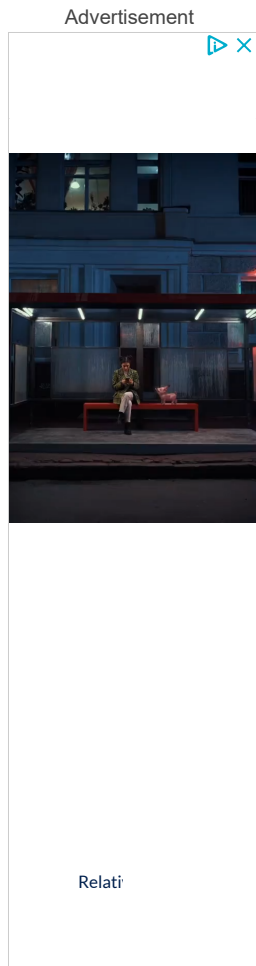
Reviewer: [Penny010277](#)

[2 reviews from this member](#)

“ This is a spacious campsite with not too many pitches. The campsite owner Sarah was lovely! Very friendly and informative about the site and local shops.

There are lots of sheep and chickens on the farm although the chickens were kept under local fox!

Save this campsite for Later



On arrival we were offered a perfect pitch in our own private fenced off garden with was equipped with a bricked fire pit and wooden chairs.

Wood was in good supply but Sarah doesn't mind if you bring your own.

I can't really comment on the location as it rained the whole time we were there so we didn't explore, but we went to the local Homebase and purchased a £15 gazebo to put up next to the fire which was great!

The facilities were better than any other site I have been to. There is a brick built outhouse with separate shower and toilets for men and women. 1 shower and 2 toilets each. Due to the small number of campers allowed on site this was more than enough. It also had 2 separate washing up sinks, washing machine, tumble dryer and microwave plus plug points for hair dryers for the none hardy campers!

We will definitely come here again and would recommend to anyone. 🌿

**Date of Visit:** May 2010

**Unit:** Tent

**Rating:** 

**Reviewer:** [Weekend ray](#)

[6 reviews from this member](#)

“ This was the second time we've visited what is a well organised, well run site. Last time we had our own enclosure as a full family, this time just my son and me.

The site is very nicely located to reach Kent coast and easy to reach from London, too.

It's a farm, so you mustn't mind early rising when the cockerels crow!

Thoroughly recommended - we'll return, that I know. 🌿

**Date of Visit:** April 2010

**Unit:** Campervan

**Rating:** 

**Reviewer:** [Mlewi100](#)

[1 review from this member](#)

“ Stayed here for the Easter weekend and was pretty impressed.

Sarah (the site manager) was very welcoming and couldn't do enough for us. We took our campervan and had our pick of pitches, with lovely views over the fields and the last of the sun. We really liked the way that the site isn't regimented - the pitches are scattered about, hidden in little corners of the farm and it gives it a more informal feel.

Every pitch offered to us had a camp fire burning facility, table and two chairs. Unfortunately, after the second night of rain we got stuck in the mud and Sarah had to come and tow us out with a tractor and much pushing! She was still good humoured despite us ruining the grass pitch! We then moved onto some hardstanding for the final night and this was fine.

The facilities were basic, but clean and never needed to queue. The mens had one shower (free vend) and two toilet cubicles as well as two washing-up sinks, washing machine, freezer and microwave. Recycling facilities were next to the toilet block.

There aren't any shops nearby or within easy walking distance, so you have to be well planned. If walking is your thing though, then there are many links to footpaths and you can get to Groombridge which has a lovely pub. Also from there you can access a cycle path (along a disused railway line) to East Grinstead.

Overall I would recommend and wouldn't hesitate to go back 🌿

**Date of Visit:** March 2010

**Unit:** Tent

**Rating:** 

**Reviewer:** [Balvenie73](#)

[1 review from this member](#)

“ One word that sums up our experience at Manor Court Farm - fantastic. We had not been camping in many years and it was the first time we took our 9 year old daughter. We arrived at 7pm on Thursday night just before the Easter long weekend. Sarah (the site manager) was extremely helpful right from the get go. She even took our daughter for a little tour of the farm while we were busy pitching our tent. She had allocated a space near the power outlets as requested.

Facilities (toilets, showers, kitchen and laundry) were all very clean and in good working order.

The camp site itself is set within 350 acres of land which is open for you to walk around. There are sheep, chickens, rabbits and guinea pigs for the children to visit.

There were no shops within short walking distance but

Wood for the camp fires was plentiful and was at £ 4.50 for a big bag. I got a bit carried away and used up 6 bags during our 2 day stay.

Tunbridge Wells was a 10 minute drive away where you could find Tesco, Sainsburys, M&S and a lot of other shops and department stores. Unfortunately we did not visit any tourist attractions nearby so really cannot

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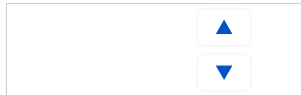


comment on those.

It did rain everyday but the whole experience was so good that we are looking to go back within the next month.

Definitely will be going back as long as they will have us :-))

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**Date of Visit:** September 2009

**Unit:** Tent

**Rating:**

**Reviewer:** [Black-deuce](#)

[12 reviews from this member](#)

“ One of the best aspects of Manor Court Farm is the camp fire facility. (Every site should allow them!) And not just firepits but outdoor seating too. This would be appreciated at any time but specially on a cool, end-of-season evening. It turned into a social occasion when we shared our fire with some friendly neighbouring campers.

A warm welcome was provided on arrival by Sarah's mum, who was holding the fort. All the amenities came up to scratch, being of a good standard and well maintained. The farm setting, traditional Kentish house and free-roaming chickens all made for a relaxing, get-away-from-it-all atmosphere. Being situated right on the A264, though, the pitches nearest the house are subject to some traffic noise. To compensate, they are probably the prettiest spots and each unit has plenty of elbow room. It would not put us off returning.

The countryside is picturesque: rolling fields and woods. There is a pleasant walk almost opposite, via the first gate in Broad Lane. A footpath leads through a dense wood and out into fields. Another 25-minute walk will take you up to the Chafford Arms in Fordcombe where the club sandwiches, garden and Harveys ale are top-notch. ”

**Date of Visit:** August 2009

**Unit:** Tent

**Rating:**

**Reviewer:** [Lemonaid](#)

[1 review from this member](#)

“ My 4-year old son and I recently enjoyed a week's cycling and camping holiday using Manor Court Farm as our base.

Having made the (over) ambitious decision to cycle most of the way from south west London to Ashurst, I arrived exhausted at the end of a long, long day fighting our way up Kentish hillsides.

Sarah (the proprietor) was waiting for us and immediately made us welcome in the farmhouse kitchen while we finished off the paperwork. Throughout the whole week, she could not have been more friendly and helpful.

The campsite had a range of pitches, and the site was dotted with electrical hook ups (which we didn't use), firepits and some rope swings on the larger trees. We generally left the site straight after breakfast and came back just before bedtime, so we didn't really use these.

We found a quiet pitch in one corner; the site varied from quiet to nearly full over the course of the week but we weren't ever bothered by noise. The ground under the pitch was flat and stone-free.

We were travelling as light as we could and didn't have any cooking equipment, so Sarah directed us to the local pub (the Chafford Arms, about a mile away), where we could always find a warm welcome and a decent meal (and for me, pint).

The toilet block is modern and well-maintained. There is only one male and one female shower, but we only had to wait once - however, we are both early risers and the block was getting busier by the time we were finished.

It gets checked and cleaned regularly - at one point during the week, some idiot teenagers spread toilet paper and toothpaste all over the place, but it was cleaned up as soon as Sarah found out.

The block also has a fridge, washing machine and dryer, sink and power points. The washing machine and dryer are a bit temperamental, but again Sarah was on hand to help whenever it misbehaved.

Ashurst is well-placed for exploring Kent and Sussex. It is very near Groombridge Place, and Tunbridge Wells, Hever Castle, Penshurst Place and Tonbridge Castle are all within cycling distance. We also managed to go further afield by taking trains from nearby Ashurst station.

Overall, we really enjoyed our time here and will certainly come back - probably with a bigger tent and the whole family. ”

**Date of Visit:** August 2009

**Unit:** Tent

**Rating:**

**Reviewer:** [SandraSK](#)

[1 review from this member](#)

“ Spent four relaxing days with our friends and their children in this wonderful and well thou\_ benefits from being a true working farm (chickens freely wandering about). There are types of pitches for everyone - secluded, sheltered, open or with other campers.

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What is exceptional is the chance to have a campfire! Us adults and our children (aged 14, 15 &16)had lovely evenings toasting marshmallows while considering the stars above. This is unusual for teenagers who would rather 'jump-bike' or peruse their Face-book page.Of course, the opportunity to wash our smoke infused clothes was always available with the convenient washing machine being in the shower/toilet/washroom block. But I think we quite enjoyed the memories that the aroma bought back!

The toilets and showers are relatively small (but spotlessly clean), however we easily managed to time our visits so we did not have to wait. Sarah went out of her way to make our stay a good one - and although like all campsites there has to be rules - it still feels very relaxed. The surroundings are beautiful - with spectacular views and walks to be enjoyed. We shall certainly return. 🌿

Date of Visit: August 2009

Unit: Campervan

Rating: ⭐⭐⭐⭐⭐⭐⭐⭐

Reviewer: [Impreza18blue](#)

[4 reviews from this member](#)

“ Lovely, peaceful and secluded. My son of 11 had plenty to do and explore. It's a working farm and although it was busy when we were there, we had a fairly secluded pitch with a fire pit, which goes some way to making the camping experience more authentic! Wood was on sale at £4.50 a bag and it lasted us all night. Take everything you're likely to need as the rural location means you can't pop 5 minutes down the road for provisions. If you're going to have a fire pit, take some baking potatoes and foil ! We will definitely be back in the future. 🌿

Date of Visit: August 2009

Unit: Tent

Rating: ⭐⭐⭐⭐⭐⭐⭐⭐

Reviewer: [Conti](#)

[1 review from this member](#)

“ What a wonderful place to have a holiday. We stayed at the campsite for 10 days and was very sad to go. It is still one of the last few places where you are not bombarded with rules and you feel like you have stepped back in time. Families are still playing together because there is space around you and it was wonderful to see all the campfires at night.

The things that stood out to me was the cleanliness, willingness of the managers to be of help and the powershower that always had hot water. The washing up facilities did run out of hot water sometimes, but the one night that we were too much in a hurry to wait for the 15 minutes it takes to heat again, we used a jug to help ourselves to the ample hot water at the hand basins. Pitches were all placed in close proximity of the facilities and water was close at hand. I even had a tour of the Bed and Breakfast and can honestly say that the pictures on the websites does not do this property justice.

We are looking forward to returning to this site and using it as our base to further explore Kent. There are so many opportunities for cyclists, walkers and vehicles alike to explore the castles, farmshops and villages of this beautiful area. 🌿

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## Reviews of Manor Court Farm

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

SHARE

- No Tents
- No Caravans
- No Motorhomes
- No Campervans
- No Glamping Units
- No Statics for Hire
- No Statics on Sale
- No Seasonal Pitches
- No Electric Hookups
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Reviews: 148 in total, now showing 81 to 90

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Date of Visit: October 2010 Unit: Tent Rating:

Reviewer: [Colegade](#) [5 reviews from this member](#)

“ Fabulous site great for kids. We had a really nice fenced off pitch smack bang in the middle of the site near the farm house. Fire pit and make shift log benches added to our enjoyment. Firewood is onsale from the farmhouse shed and always a plentiful stock.

Toilets are clean and always had loo roll. The farm has chickens which the kids can feed and Sarah - the site manager allows them to go in with her at feeding time and to collect eggs. This is a really beautiful part of England with lots to do.

We took advantage of the daily hack at Ashdown Forest Riding school and the archery at Bedbury. The hare is a great pub that is a must at least once. ”

Date of Visit: October 2010 Unit: Trailer Tent Rating:

Reviewer: [Alfred E Newman](#) [2 reviews from this member](#)

“ Just back from a long weekend at this site to celebrate my birthday. We were looking for a peaceful rest and we certainly got it!

Set in the heart of Kent and just minutes away from Tunbridge Wells you really feel as if you are in the middle of rural solitude.

Miles of dog walking in the surrounding area and plenty of space to stretch out. The pitches on the main field are certainly generous. I suppose we were lucky with the weather being the beginning of October howling a gale I am sure the very helpful owner would do her best to find a sheltered spot.

Pubs? the Hare at Langton Green was the only one we visited and can recommend the garden for dog owners.

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Shops? Tesco express and Sainsbury Metro in Tunbridge wells for food and the chip shop just past Sainsburys for great fish-n-chips and of course the Pantilles if you fancy a bit of upmarket retail therapy!

Must also give a mention to the Farm shop on the Groombridge road. Hand made meat pies! and fresh asparagus when in season.

To sum up. My kind of site! relaxing atmosphere, very helpful owner, plenty of space, who cares about cockerels making a noise its a farm after all! enjoyed watching the fowls running around in their gangs being bossed about by the lone turkey

Did I mention the fire pit? everybody gets one and what fun. Another way for me to burn food. Went for a walk and collected chestnuts then roasted them on the fire. Mind you the smell of chestnuts did remind me of Xmas and I found myself eyeing the turkey in a different light!

Downsides? The toilet block has been mentioned for only having limited loos and one shower each. We never found it a problem and I believe that work is to be done on them over the winter. The Wife did say that she would have liked somewhere to have a wash in private if she just wanted to do her hair.

And finally. The cess pit! a handle welded to the lid would be useful. Thought I was going to drop the lid into the underworld at one point! 🙄

**Date of Visit:** September 2010

**Unit:** Tent

**Rating:** 

**Reviewer:** [LittlemissJ](#)

[2 reviews from this member](#)

“ We have just spent 4 wonderful days at this most outstanding campsite. We got a warm welcome from the people that run the site. The toilet/shower block were very clean. The site is situated on the A264 which can be noisy at times. Plenty of attractions in the local area that are comfortable driving distances away.

The camp site has breathtaking views and nice walks to pass the time away. Although it was not in the height of the season we were given an option of where we would like to pitch out tent, which was a nice touch.

I would highly recommend this site and cant wait to go there again. 🙄

**Date of Visit:** August 2010

**Unit:** Tent

**Rating:** 

**Reviewer:** [Helen 4](#)

[8 reviews from this member](#)

“ Spent four nights here and overall was impressed with the site.

Sarah was most welcoming and couldn't do enough to help, which was lovely. We pitched in our own little area behind a barn which was great in as much as we weren't overlooked by anyone but we didn't have much of a view - just the back of a barn, a fence or a storage area! The big plus point to this site is that each pitch has a fire-pit which is just fantastic! If only all sites offered them. We were never shown the rope swings that others have mentioned but I'm sure my children would have loved them had they known where they were as there isn't much else to do on the site for them.

The kitchen area had washing up sinks, fridge, microwave and power points and was absolutely fine but the toilets/showers were just about adequate. There are only two toilets and one shower and the shower was always dirty from the person before. Also there are no separate basins to brush teeth etc - I don't particularly like standing a few inches away from someone using the loo - and as the site has lots of outbuildings (some being rented out), I think a more suitable and well thought out facilities block could be offered.

The road that runs past the site is a little noisy but not too bad but the aeroplanes are very noisy! It's ok in the daytime and I actually liked watching them but listening to their roar in the early hours of the morning, isn't so much fun.

All in all, we enjoyed this site but mainly because of the fire-pits and the warm welcome we received and we would consider returning again. 🙄

**Date of Visit:** August 2010

**Unit:** Tent

**Rating:** 

**Reviewer:** [Jen and dan](#)

[2 reviews from this member](#)

“ This was our 2nd visit to this site. Enjoyed it even more than the 1st. And have already booked to go back a 3rd, and plan to visit next season too at the request of our 2 boys as they enjoy it so much. They had much fun on the 2 rope swings and riding there bikes around.

Sarah is very friendly and helpful and works very hard to keep facilities clean, and is a credit to the site. Site feels very secure as has keypad entry at gate to gain entry.

Many lovely walks accessible from site, groombridge place approx 1hrs walk through fields & Save this campsite for Later nice pub to grab a pint and a bite to eat. Also lots of local attractions to visit.



What really makes it for us is the use of your own fire pit next to pitch for open fires and experimental cooking with our new tripod, cast iron pot and Dutch oven. Baking bread, and hearty meals in the open air, yum yum! Not forgetting toasted marshmallows too!

Cannot wait for our next visit. 🌿

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**Date of Visit:** August 2010

**Unit:** Touring Caravan

**Rating:**

**Reviewer:** [Shan2211](#)

[1 review from this member](#)

“ This was our first visit to the site. What a delight-Sarah was extremely helpful at all times.

Our Pitch was 1/2 the size of a football pitch-and the open fire was a great feature.

The toilet block on site is small but is modern, clean and does the job.

The surrounding area is great-whether you want to just enjoy a walk from the site, venture a little further away to explore the lovely villages or jump on train and go to London.

No matter what your requirements I'm sure his site has something to offer all.

Will definitely return! 🌿

**Date of Visit:** July 2010

**Unit:** Touring Caravan

**Rating:**

**Reviewer:** [Debgreen](#)

[36 reviews from this member](#)

“ Just returned from camping here in a mixed group of 'vans and tents. We haven't visited for two years but the whole place looks very nice and tidy now, and more elec hook ups have been put in. The loos and showers are spotless. Although only two loos and one shower per gender we didn't have to wait, as only a certain amount of people are allowed to camp at any time. We love all the areas tucked away in nooks and crannies and our party had the old tennis court with a large fire pit that we cooked on in the evenings, then sat round with a couple of bottles of vintage Burgundy looking at the stars.

On Saturday we took our friends' kids and our dogs on the Spa Valley railway at Tunbridge Wells and went to Groombridge, then back to High Rocks and had a drink at the pub. A little shopping in Sainsbury's, which shares a car park with the railway, then back to the site for flame-grilled duck and a cheeky little Italian red.

The site is very relaxed and informal, but can be a little noisy at times due to the road and 'planes. We were not really bothered and it is quieter in the main field, where we camped before. Sarah is welcoming and helpful, and we hope to return next season. Keep up the good work! 🌿

**Date of Visit:** July 2010

**Unit:** Motorhome

**Rating:**

**Reviewer:** [Oldgazza](#)

[25 reviews from this member](#)

“ A lovely site. We were in the field with fire pits,super views.Pitches are dotted all around the farm buildings, some more secluded than others.

Excellent for dog walking, especially down through Burrswood and the same named hospital where you can visit Bockys Tea Room(dog friendly in the garden),and enjoy lovely snacks and meals and a glass of wine looking across beautiful gardens, highly recommended.

We visited The Crown At Groombridge, but did not eat, seemed expensive and The Chafford at Fordcombe, a shorter walk, and enjoyed a good lunch and good real ales.

Wonderful dog walking within the farm boundaries also.

The chemical toilet disposal is rather basic,a flattened iron bar to lift the manhole directly into a cess pit, a wrong step back and never to be seen again, what a way to go.

Toilets and showers clean and adequate, we did visit mid week and never queued but this may not be the same when the site is busy.

Sarah who runs the site is friendly and helpful happy to give directions for walks etc.

At £8 per person per night +£3.00 for hookup it is a bit pricey,

This is a nice site in a good location, especially for dog owners,i will certainly visit again in th

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Date of Visit: July 2010 Unit: Tent Rating:   
Reviewer: [Bighammerfan](#) [16 reviews from this member](#)

“ We stayed at this site for a couple of nights in July. On arrival the site looks great and has some great views. A couple of secluded pitches were a good idea too.

Our pitch was on a 1:3 slope (probably not quite that bad) and remember to take loads of extra tent pegs. Your going to need them ! There are wooden tables and chairs provided which are very handy.

Big downside is only 2 toilets and one shower for each sex although they were very clean. I never went to the loo or shower once without having to queue up and that, to us, was a joke.

All in all its a really nice site but was spoilt by the lack of facilities. Also you will hear cockerels early in the morning. ”

Date of Visit: June 2010 Unit: Tent Rating:   
Reviewer: [Tinzffc](#) [6 reviews from this member](#)

“ A very unique campsite. You can pretty much pitch up where you want, a good few pitches are spread close to the farm buildings which are sheltered 1, 2, 3 tent pitches. Some of these are fairly close to the road, hence why we chose the field to pitch our tent. This was great for our boys with plenty of space to run around. Both the field and sheltered pitches have fire pits, which seems a rare thing these days.

There are beautiful views of the surrounding countryside from all around the site.

The lovely village Groombridge is within a comfortable hours walk across fields and through woodland. There are a few shops, and the Crown pub, which we ate at with our kids. Good food and friendly service.

The only possible inconvenience would be that in busy periods you might have to queue for the toilets or shower as these are limited. ( 1 shower and two Toilets per gender ). However, it wasn't an issue for us as we camped at a quiet time. ”

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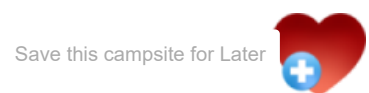
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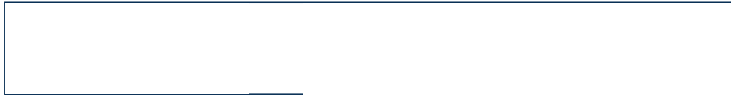


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## Reviews of Manor Court Farm

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

SHARE

- No Tents
- No Caravans
- No Motorhomes
- No Campervans
- No Glamping Units
- No Statics for Hire
- No Statics on Sale
- No Seasonal Pitches
- No Electric Hookups
- No Hardstandings
- No Fully Serviced Pitches
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Reviews: 148 in total, now showing 71 to 80

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Date of Visit: September 2011 Unit: Tent Rating:

Reviewer: [Daveyh2000](#) [6 reviews from this member](#)

“ We've just returned from a four night stay at Manor Court Farm. We picked this site based on these reviews and we were not disappointed.

There is a choice of areas for camping - several small fields around the farm buildings to suit up to three or four tents all with firepits and furniture.

These fields are well sheltered but suffer a little from road noise. The other area where we camped, is a larger more exposed field with room for maybe twelve tents (allowing ample space for each) and equipped with fire pits and seats. It is further away from the road and therefore quieter.

The facilities block containing two wc's, two sinks and a shower for each sex as well as wash up facilities a washing machine and tumbler drier (£1. 50 and 20p respectively) and a microwave and fridge. The showers are free and the block was kept spotless and fully equipped during our stay. None of the camping areas are far from the toilet block.

The farm is a working farm with chickens, a turkey, two pigs, hundreds of rabbits, several guinea pigs and an aviary. Sarah, the manageress is friendly and helpful and sells big bags of logs at £5. 00 each.

The farm is situated on high ground and is surrounded by lovely countryside, excellent for long walks and with many places of interest nearby. It is on the Gatwick flight path and some aircraft noise will be experienced.

There are abundant local farm shops, a Spar grocers and bakers in Groombridge (5 minutes drive) and Tunbridge Wells is only a 10 minute drive. There are two pubs locally, the Crown in Groombridge and the Chafford Arms in Fordingbridge. Both do good food.

We found this site excellent, in a good location and will be returning. ”

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**Date of Visit:** August 2011**Unit:** Tent**Rating:** **Reviewer:** [Zoelw](#)[2 reviews from this member](#)

“ We spent a fabulous two nights here last weekend, in a small sectioned off part of the site by the main house and the cottage and oast.

We were within 20 seconds of the toilets and shower block which was brilliant for a last minute dash to the loo before bed.

We walked to Groombridge through the woods one day, which took about 3/4 of an hour, and went to a lovely pub called the Junction Inn, (right in the village not on the outskirts), very child friendly.

We had a small fire pit (brick built rectangle) with a grill on, and seats and tree trunk seats.

The site itself was spotless as were the loo's and washing up area. We are coming back in September so it shows how much we liked it! ”

**Date of Visit:** April 2011**Unit:** Trailer Tent**Rating:** **Reviewer:** [Splodge67](#)[3 reviews from this member](#)

“ So impressed with this site - just sad we haven't been able to book since, it's so popular. The lady that runs the place knows people will return if they've got plenty of space.

We had a lovely relaxing time. There was room for the children to play safely, with or without us - but by using their imagination and organising their own games. Much preferable to lots of climbing frames etc.

The firepits were great and the site overall was well kept without being regimental. Facilities simple but lovely and clean and never had to queue over a busy bank holiday weekend when the weather was superb.

Slight gripe was the resident bird life, including grumpy turkey, which drove all the dogs in our field berserk when it kept wandering amongst us. Keeping all gates closed essential here.

Lovely walks right through the gate - beautiful in the spring with the bluebells. Thoroughly recommended. ”

**Date of Visit:** July 2011**Unit:** Tent**Rating:** **Reviewer:** [Lynda133](#)[4 reviews from this member](#)

“ Our party consisted of 3 mums and 7 children between the ages of 3 and 9. We camped in the main camping field and as the pitches are not marked, we were allowed to pitch at the end of the field and had a huge area all to ourselves with our own fire pit. This field tends to be in the main for families.

Sarah does a great job of not packing everyone in and there are several other areas to camp in around the farm.

The rope swings, animals and walk (which took us 30-40 minutes) around the farm are fantastic for the kids and we all had a brilliant time. Logs are £5 per bag but the fire pit came with its own grill which was free and we used regularly.

The toilet block was always clean, being two sinks for washing up and two toilets and a shower in the ladies block. We rarely had to wait more than 5 minutes at peak time for the shower.

Having been to other campsites this is great value for money and we felt very relaxed and had perfect weather which is always a bonus. We will definitely return. ”

**Date of Visit:** June 2011**Unit:** Tent**Rating:** **Reviewer:** [Thewyebird](#)[11 reviews from this member](#)

“ Lovely for the one night we stayed - me and two boys, aged 2 and 4.

Nice level site, pegs went in easily. You can pitch up next to a fire pit, which is actually a little brick built thing with a metal grille on top for cooking! Ours had an old tree trunk on its side which the boys enjoyed clambering on.

Facilities were clean, and the three of us fitted in the shower in the ladies.

Washing up sinks had a plug!

Owner very friendly, and farm is delightful, although there are areas the small people must stay out of.

Some road noise at night as the site is very high up and the sound from around does travel. [Save this campsite for Later](#)

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Date of Visit: June 2011

Unit: Motorhome

Rating: 

Reviewer: [May\\_May](#)

[10 reviews from this member](#)

“ We booked into this site for one night and enjoyed it so much we stayed for three. It was delightfully quiet with plenty of choice of pitches. Facilities were fairly basic but very clean and well stocked.

There were fire pits available in several different areas but unfortunately the weather was not good enough for us to use any of them.

The surrounding area is delightful and we visited Sissinghurst and Hever Castles whilst staying and loved both.

Chartwell on the way home was also a hit.

Would recommend site and would certainly stay again. ”

Date of Visit: June 2011

Unit: Tent

Rating: 

Reviewer: [THEHAPPYCAMP](#)

[3 reviews from this member](#)

“ This was the best campsite we have ever been to! It was clean and tidy, the toilet/shower block was absolutely spotless all weekend. We had our own private fenced pitch with fire pit and wooden tables and chairs. The surrounding countryside was lovely and really great for dog walking, fantastic views. The campsite has rabbits, guinea pigs and birds and the children were welcome to visit the animals and watch feeding time. The children had a fantastic time with the animals (including a visit to the pigs) and played on the rope swings and we felt very secure in the campsite. We will definitely be coming back, over all a fantastic site and Sarah, who runs it, is so welcoming and works really hard to keep this pretty campsite a really great place. ”

Date of Visit: March 2011

Unit: Campervan

Rating: 

Reviewer: [Cherl889](#)

[13 reviews from this member](#)

“ We stayed here for one night, just for a quick break, lovely site very different to commercial sites, fire pits are great, we had toasted marshmallows and waffles. You can buy logs on site.

Toilets facilities and showers are modern and clean, fridge and microwave in the kitchen for tent users is a good idea. We will go back when the weather gets better. ”

Date of Visit: April 2011

Unit: Tent

Rating: 

Reviewer: [Micky54](#)

[7 reviews from this member](#)

“ This campsite was excellent. The surrounding areas was beautiful, lovely walks for the dog. We booked for two weeks but stayed for three. On our last week things went down hill, our peace and quiet was spoilt by 47 Dutch students arriving. There are only two toilets and one shower for the men and the same for the women - the first day the students turned up they over took the camp site, taking chairs and tables from all the pitches. Couldn't use toilet and shower facilities and washing up area due to students being in there. Noise till 1 o'clock in the morning due to the young boys and girls screaming.

Beware of the turkey - the white one that roams around, it got spooked and ripped our tent!

Can honestly say every thing was perfect with this campsite until this Dutch party arrived. ”

Date of Visit: October 2010

Unit: Tent

Rating: 

Reviewer: [Ottopfennig](#)

[1 review from this member](#)

“ Friendly communication from the outset. We arrived at the site and as it was almost empty were able to choose a sheltered pitch with a wall one side and a fence the other.

The pitch had its own fire pit and we bought two bags of logs for £4.50 each and these lasted four nights. The shower and washing up facilities were fine; they were never busy as there were only three other units there! the site is a working farm and is managed by Sarah who is very friendly and helpful.

The children aged eight and four were happy to explore and we were happy to let them. The site is on the gatwick flight path but I didn't find it disturbing; actually is was quite nice to be sitting by a fire on a cold, starrv night watching planes fly over packed with people headed for expensive holidays!

Short drive to local supermarkets. We would definitely return. ”

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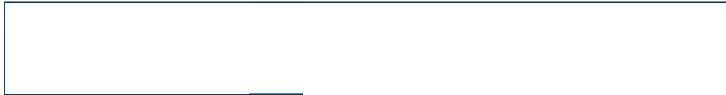


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## Reviews of Manor Court Farm

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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- No Tents
- No Caravans
- No Motorhomes
- No Campervans
- No Glamping Units
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Reviews: 148 in total, now showing 61 to 70

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Date of Visit: August 2012 Unit: Tent Rating:

Reviewer: [Whiskywhiskymac](#) [11 reviews from this member](#)

“ I love this site - the facilities are spotless, open fires are allowed - positively encouraged in fact because fire pits are provided on each site and wood is available. And dogs are welcome.

Sarah, the Farm Manager, is very friendly and always on hand to assist (even when there is a major problem with a tap that had sprung a leak as there was this last weekend). The presence of the chickens on the site make it really feel like a working farm - as indeed it is.

A very smart new washing up area has relieved some of the pressure on the old converted barn that houses the wash rooms - it would be great if one of the other outbuildings was now used for more toilets and showers.

This is always high on my list of campsites - I stay in other places but always seem to return here. ”

Date of Visit: July 2012 Unit: Tent Rating:

Reviewer: [BigtallKath](#) [10 reviews from this member](#)

“ This is a gorgeous little site; very friendly welcome and clean, well maintained facilities with plenty of hot water.

I love the fire pits and the quiet atmosphere of this place - there is some noise from the nearby road and overhead planes, but easy to ignore.

Great walks directly from the site into the beautiful surrounding countryside, and the kids loved looking at the chickens and rabbits on the farm. ”

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Date of Visit: July 2012

Unit: Tent

Rating: Reviewer: [Bean52](#)[2 reviews from this member](#)

“ Just returned from four days in the sunshine at this wonderful site. Cannot praise too highly the site manager Sarah who works her socks off for the campers. She was thoughtful about the pitch she offered us given that we had a four month old puppy with us and it proved just right.

She obviously runs a tight ship and given it's a relatively small site the facilities are the best I've seen, only perhaps the addition of another shower per sex (there's one each at mo) might make it even better.

There are two toilets and washbasins per sex, all kept very clean and well stocked with the essentials. In a separate converted barn there are four big stainless steel washing up sinks with double drainers and seemingly limitless hot water, once again all kept spotless.

There are a further two single drainer sinks in the toilet block together with a microwave and fridge/freezer which proved very handy in the heatwave. And when I was walking back to my tent with warm beer having been unable to fit it in the communal fridge I happened to bump in to Sarah who offered to put it in her own fridge. Needless to say this earned my undying gratitude!

The fire pits are a lovely addition and we found two sacks of logs at £6 a piece lasted us the four nights we were there. As others have said there is traffic noise from the nearby road but coming from London where we're subjected to the background roar 24/7 it didn't bother me. In any case it was pretty much drowned out by the chatter of large community of house sparrows nesting in a nearby building which as a bird lover I personally found delightful.

We didn't do much but walk, using the many local paths in the area so can't comment on nearby attractions. However, I would definitely count this as the best campsite I have visited and would have no hesitation going back again. Highly recommended 🌿

Date of Visit: July 2012

Unit: Tent

Rating: Reviewer: [ChrisandMel](#)[3 reviews from this member](#)

“ We had chosen this campsite based on previous reviews and we have to say it didn't disappoint. We had gone away for a week and, unfortunately for us, picked the week with some of the most unpleasant weather we have ever seen for camping in!

The site is situated on a hill so even though the rain was heavy at times, the site wasn't overly boggy because of it. It was relatively quiet throughout the day and even though it is under the direct path of planes flying into Gatwick, we tended not to notice them after we had gone to bed.

Our host Sarah was very welcoming and had pointed us to the best place to camp knowing that we had a young child with us. A fenced in area, sited close to the toilet block, which we had to ourselves and were able to keep track of our toddler as he ran round.

We had paid for an electric hookup but found our cable wasn't long enough, no problem though as Sarah provided an extension for us when we returned to the camp after going shopping, Sarah having also provided directions to the closest supermarket in Tunbridge Wells.

The facilities were more than adequate, with the showers providing as much hot water as you needed at no additional cost and all the areas being kept clean. Its nice to be at a campsite that allows camp fires and even provides brick pits nearby in which to have them, even if the rain meant we couldn't use it!

All in all we found this a great site to visit and certainly worth it. We hope we might return in the future but for us to take some better weather with us! 🌿

Date of Visit: July 2012

Unit: Tent

Rating: Reviewer: [Ditzeeblonde](#)[5 reviews from this member](#)

“ Our second time visiting this beautiful campsite. Both times we have had the most relaxing, chilled out time camping. Facilities are super clean & more than adequate, showers super hot & Sarah (the boss!) does her utmost to make your stay the best possible.

This place (quite rightly) gets booked up early so its best to book in advance to avoid disappointment - & trust me you won't be!

My kids (girl -4, boy - 8 ) love this site, Sarah gave them freshly hatched quails eggs which we cooked up for breakfast, the kids held rabbits, guinea pigs & learnt so much from Sarah, nothing was too much trouble!

My folks stayed at the B&B on the farmhouse & have left a raving review on trip advisor - I have never ever been in a room so clean & my Dad didn't even need seconds when he came over after breakfast!

Ideal place to stay camping & to invite those that don't 'get' camping too!

10 out of 10 & will be back - sorry Sarah! 🌿

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Date of Visit: June 2012

Unit: Tent

Rating: Reviewer: [SJSS](#)[1 review from this member](#)

“ My annual visit with my elderly collie went too quickly, I was given a choice of pitches but opted for the windier one as I used my car as a windbreak. No queuing for facilities which were kept clean. It seemed to be quieter than last year as I slept through road noise and planes. Manageress was very helpful. Gate security good. I was very tempted to add 2 rabbits to my menagerie - but resisted, only just! ”

Date of Visit: June 2012

Unit: Tent

Rating: Reviewer: [SBarber](#)[4 reviews from this member](#)

“ Lovely campsite with good facilities, friendly owner. Safe environment for children and some pets / farm animals for them to see. There are a couple of fenced of areas which we were lucky to have one as I'm sure it helped with sheltering us from the strong winds. What I liked is that there is an electric gate so adds that extra bit of security to the campsite.

The only slight down side for me and this is because I'm a light sleeper is the main road which at times over night was noisy and just be aware that on occasions you are on the flight path for Gatwick.

Overall had a really enjoyable weekend and will definitely be visiting again - thanks. ”

Date of Visit: May 2012

Unit: Campervan

Rating: Reviewer: [Annemarie310](#)[1 review from this member](#)

“ We are a Dutch family and we love to visit Great Britain each spring. This year we stayed with our little campervan at the beautiful Manor Court Farm.

Sarah, the manageress let us choose our spot at the campsite but gave us helpful advise regarding the wind direction, because the weather could have been better....

We had a lovely time here, the scenery was stunning, we had a huge private pitch, the facilities were good, despite the weather we made a fire in the fire pit next to our campervan which our two girls (10 & 12) enjoyed a lot, we also enjoyed visiting the rabbits, chickens, turkey and Bubble and Squeak (the pigs) on the farm, and visited beautiful places nearby (Ightham mote was especially nice).

Sarah was very friendly and by chatting with her we noticed that she cares a great deal about the site and peoples enjoyment of it. She was more troubled by the noise of the occasional plane that flew over and the than we were. We felt almost at home and will certainly visit the campsite or the B&B (I heard you get the best breakfast ever!) again! ”

Date of Visit: April 2012

Unit: Touring Caravan

Rating: Reviewer: [Best-campsites](#)[4 reviews from this member](#)

“ This is a lovely site on a farm with several separate sections with fire pits. Real camping on a working farm.

Friendly lady manager - very helpful. Clean shower and loos, micro wave for easy meals.

Stunning scenery but a bit near to the road. Good area. With lots to see and do and a station only a few minutes away for easy access to London.

I can highly recommend this site. And will certainly stay there again. ”

Date of Visit: September 2011

Unit: Tent

Rating: Reviewer: [Denty](#)[12 reviews from this member](#)

“ When I phoned a few days before the last weekend of September, there was only 1 pitch left – that's how popular this site is. Expecting a possibly naff position, I was delighted with it, a single pitch but big enough for 2 tents, on the edge of a recently ploughed field that received the sun all day.

2 wooden chairs, a bench and a brick surrounded fire pit with a grate completed the pitch. E: nothing much to absorb the traffic noise from the A264, although it didn't bother me.

Gatwick flight path is another negative but lack of town glow means many stars (and planes) can be seen on a

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clear night. Oh, and depending on your pitch location, the chickens and rooster can add to the noise early in the morning but hey, it's a working farm.

Vehicular access is through a coded gate which prevents unauthorised "visitors. "

Sarah the boss-lady is efficient but friendly and very helpful, and through various conversations I had with her obviously cares a great deal about the site and peoples enjoyment of it, also planning where best for campers to pitch.

There are various camping areas ranging from my 1 unit plot to a large field at the rear which easily caters for large groups. The emphasis is for a quiet and relaxing atmosphere so large noisy groups wanting to play music are best served by a couple of other camp sites nearby.

The facilities block is excellent with a microwave, fridge, washing machine and tumble drier (tokens) plus two large washing up sinks with plugs and hot water. Gents loos have 2 thrones and a shower (free) and 2 basins with hot water and anti-bac. Guessing the ladies have similar.

I checked at midday Sunday, loos clean and still had paper, and despite the site being full, I never had to queue for loos or washing up during my stay. Next to this block is the rubbish area, with segregated areas for paper, glass, cans etc.

Some good walks from the site including a mostly footpath route to Groombridge – the station café serves the best coffee I've ever had from a shack – but entails a short walk along the A264, quite dangerous as there are bends and no pavements.

Wood for the fire is £5 a large bag – not your usual polybag you get from a garage – bagged up by Sarah from a massive pile of wood in a shed. My second bag had too many huge logs for my liking but I have a small chopper....

Of the 12-odd sites I've visited this year, Manor Court stands out as the clear winner and I'm hoping to sneak in another visit before their end of October closure, although this probably means painting 10 fence panels before HID signs my release ticket. 🐣

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## Reviews of Manor Court Farm

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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- No Tents
- No Caravans
- No Motorhomes
- No Campervans
- No Glamping Units
- No Statics for Hire
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- No Seasonal Pitches
- No Electric Hookups
- No Hardstandings
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Reviews: 148 in total, now showing 51 to 60

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Date of Visit: August 2013 Unit: Touring Caravan Rating:

Reviewer: [Bushells6](#) [1 review from this member](#)

“ This is our perfect campsite not commercialised nice and quiet with fantastic views. Great dogwalks and nice to keep warm by the fire in the eve, which my husband took pride in doing! Our pitch was huge with only a neighbour camper behind. Us in next field, it was brilliant to have so much room and space for two big dogs. We can't wait to go back hopefully next month for a long weekend. The owner Sarah was great very helpful and a genuine nice person, thank you. ”

Date of Visit: July 2013 Unit: Tent Rating:

Reviewer: [S-and-G](#) [10 reviews from this member](#)

“ 2 adults / small tent / no kid / no dog / twice 1 night.

Manor Court Farm is a good camp site. We enjoyed staying there on our arrival, and a second time on our way back to Dover. Sarah the owner is friendly. It is very calm and relaxing (except the planes sometimes). You feel like at the farm, surrounded by fields and I really enjoyed the chickens, ducks, and most of all the beautiful turkey !

The only black spot is the showers, the temperature of water was capricious, and there are only two per gender. It is ok for the men, but for the ladies the waiting could be terrible.

Would go back. ”

Date of Visit: July 2013 Unit: Tent Rating: Save this campsite for Later

Reviewer: [Shajan](#) [4 reviews from this member](#)

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Relati



“ We have just returned from 5 nights at Manor Court Farm. And it hasn't just been the fab weather (for once!) that made this a great stay - this is my favourite campsite of the 4 I have visited since I started camping last year. As others mention, Sarah the manager is brilliant. She gave us a choice of pitches and, given the hot sun, we opted for the shady option next to the garden of the b&b. So much space all to ourselves, a solid set of wooden garden furniture and a firepit made this an ideal spot. Sarah loaned us an extension so the we could use the electric and it felt like we were in our own private garden. Lovely sounds from the aviary next door. The next pitch was over a fence and didn't feel too close. This pitch would be great if you have 2 or 3 tents with friends and wanted to feel away from everything. Aside from the big field, Lots of the pitches looked interesting and tucked away - we didn't explore much as we were close to the toilet and shower block and didn't need to go much further.

There is a new block for washing up sinks, but think it would have benefitted from a couple of extra showers instead as there is still only 1 in the toilets. Quite clean but as site was not too busy, not sure what would happen if it was full.

Wood is £6 per bag and its a decent size, includes some kindling and was very dry and good quality. We had a fire every night!

Visited Hever Castle, Canterbury, Tunbridge Wells and Brighton - all good days out. Lovely part of the world and a lovely site. Slight road noise, but only noticeable during peak times. We will definitely be coming back - not least to see the possible Pygmy goats Sarah is hoping to get next year! “

Date of Visit: June 2013

Unit: Tent

Rating: 

Reviewer: [ClairHill](#)

[1 review from this member](#)

“ We stayed here for 2 nights in mid June and had a wonderful time.

We were a party of 5 adults and 2 children and it was the first trip for the kids. Owner was very accommodating and very helpful throughout the booking process and during the weekend.

The facilities were great, showers, washing up sinks, fridge/freezer as well as a washing machine and tumble dryer!

Wood was readily available and was a very reasonable £6 a bag.

The field was a decent size and there was plenty of room to pitch up our tents and enjoy the scenery without feeling on top of anyone else.

The little ones loved the animals that were on the farm.

Special thanks must go to the owner who went out of her way to help my now fiancé propose to me during the weekend, she was very kind and it made the weekend extra special.

Would definitely book again. “

Date of Visit: May 2013

Unit: Touring Caravan

Rating: 

Reviewer: [Clarkes4](#)

[2 reviews from this member](#)

“ We've just returned from a fantastic 5 days here. The manager gave us a lovely welcome and helped us settle in. She was very understanding about us needing our dates to be flexible and our friends changing their dates to join us.

The site is very pretty and our children (6&8 years old) loved all the space and the animals. Sarah took the time to show our children all the animals, she let them help her feed the chickens and turkeys etc. And hold the guinea pigs and rabbits.

The washing up facilities are good. The washing and toilet block is small but clean. The shower was warm and lovely and even though there was only one shower, I didn't have to wait.

There was a lovely home-from-home feeling about the site. Pitch fees are quite expensive but reflects the area. It's a beautiful areal - recommend Harrison rocks and groombridge place to visit. Kids LOVED it.

Some Airplane and road noise. “

Advertisement



Date of Visit: May 2013

Unit: Tent

Rating: 

Reviewer: [Jayner](#)

[5 reviews from this member](#)

“ I'd been trying for 2 years to camp here but never could get availability on the dates I could go. It was well worth the wait. Fantastic site with pitches nestling in the farm buildings and dotted around the farm. Sarah the manager

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was a wonderful hostess and made us feel very welcome.

Fires allowed and the beautiful rabbits, guinea pigs and chickens were a wonderful attraction for the children (can't say Norman the turkey was very beautiful though).

It was very busy as it was bank holiday weekend so there were a queue for the loo at times as there are only 2 loos and 1 shower each for men and women but the loos themselves were always spotless.

Location for us was great and there is plenty to do and see in the surrounding area if you can tear yourself away from the campsite. 🌿

Date of Visit: May 2013

Unit: Tent

Rating: 

Reviewer: [Falkor80](#)

[1 review from this member](#)

“ Fabulous camping site. We first went when our eldest daughter was 18 months and she is now 11 years old (nearly). We nearly always go with a large group (4-5 families) and always receive a warm welcome. EHUs available. Fires allowed - always a bonus. The children have lots of fun exploring the site and surrounding woodland, and talking with the neighbouring sheep. Would definitely recommend. 🌿

Date of Visit: April 2013

Unit: Tent

Rating: 

Reviewer: [RockyandEllen](#)

[7 reviews from this member](#)

“ My partner & I stayed at Manor Court Farm for 3 nights in April. We had a huge pitch to ourselves with ehu & a fire pit right outside our tent (logs can be brought from Sarah the manager who is lovely) and we were located close to the toilet & shower facilities. These facilities were clean with toilet paper & soap but there was only 2 toilets & 1 shower in the ladies (most probably the same in the gents) which was ok for us as the site was quiet but maybe a tad annoying in peak times. There were many water taps located around the site along with plenty of ehu's and plenty of washing up facilities which again were nice and clean.

We didn't do to much exploring of the surrounding area so we cant comment on local attractions, pubs etc unfortunately.

The site is a working farm so there is plenty of land to explore and animals to see (cows, lambs, sheep, chickens etc)

We had a great few nights at Manor Court Farm and will definitely return again. Can highly recommend the site 🌿

Date of Visit: September 2012

Unit: Tent

Rating: 

Reviewer: [HelenCJ](#)

[1 review from this member](#)

“ We have just returned from a glorious weekend at Manor Court Farm. We were a group of 4 adults, 3 seasoned campers and one (me) who hadn't spent a night under canvas for over 30 years!

Sarah had very thoughtfully reserved a huge pitch for us away from all the family groups with small children and it was absolutely perfect. It was quite private yet close to the facilities. We had a brick firepit which made we made very good use of, a wooden bench and large table as well as a huge tree trunk to sit on too.

The toilets and showers were spotlessly clean at all times. They could perhaps do with an extra shower per sex but if you avoided peak times there was no problem. There is a large washing up area which again was immaculate. The whole site was beautifully looked after and our visit was a joy from start to finish.

Sarah was incredibly pleasant and helpful, recommending places to eat nearby. We would highly recommend a visit to this lovely site. 🌿

Date of Visit: August 2012

Unit: Tent

Rating: 

Reviewer: [Badsnork](#)

[1 review from this member](#)

“ Love Manor Court Farm! This is the fourth time I have stayed at the site, this time the owner has added more washing up areas. There are lots of little areas set aside to camp in, from large fields to little one tent places, There are electric hookups and they limit the amount of people so you are not over crowded. My grandchildren love this campsite, the older ones can run around playing in the woods and the little ones can visit the animals round the farm. Everyone enjoys the campfire at night, the children can't wait to toast marshmallows! Great for dog owners, lots of footpaths and woods to explore.

Can't wait to go again next year, will be dragging reluctant husband with me. 🌿

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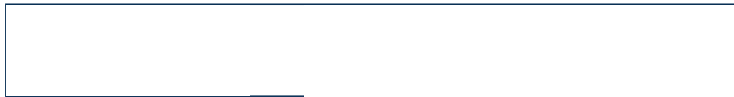


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## Reviews of Manor Court Farm

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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Reviews: 148 in total, now showing 41 to 50

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**Date of Visit:** July 2014      **Unit:** Tent      **Rating:**

**Reviewer:** [Jen and dan](#)      [2 reviews from this member](#)

“ Well returned here for our 5th year running as we and the kids like it so much. This time for 12 nights. Every year we see improvements made by the manageress. This year a massive fridge freezer for use by campers which during a very hot stay proved very vital. Some soap dispensers in the toilets and soon to be new hot water taps. New better positioned electric hook up points on main field.

We have done most of the local tourist attractions over the past years but still enjoy our trip to East Grinstead, Walks to groombridge via the burswood tea rooms or on to The Crown and of course the walk to The Chafford Arms which just does the best homemade lasagna and cheesecakes! There is also a bakers, butchers and wonderful indian take away in nearby Langton Green.

This sight is also great for looking at the stars as has very little light pollution you may even get to see a few shooting stars if you look closely.

The manageress is always so welcoming and helpful with all the campers needs and has become a friend to us.

Hope to return for a few nights later in season but if not will be back again next year.

Thank you Manor Court Farm. ”

**Date of Visit:** July 2014      **Unit:** Tent      **Rating:**

**Reviewer:** [Dsf118](#)      [6 reviews from this member](#)

“ We have just had a lovely weeks stay here at Manor Court Farm.

The site is very easy to find and the farmhouse is situated not far from the road, Sarah the manager was great,

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very friendly and helpful.

A large keycode electric gate keeps access safe and secure leading up to the site which was reassuring.

Lots of company from the local residents ie. Hens, Geese, Turkeys, Rabbits, Guinea pigs etc, great for kids.

There are several fenced pitching areas near the toilet block providing more privacy and a larger open field at the top of the access road.

The area is very picturesque and you are surrounded by open countryside and fields. (some containing livestock)

Some great walks on your doorstep, our two dogs loved it here and there is a great pub called The Crown in Groombridge which has excellent food and beer and is well worth a visit or two!

We would not hesitate in returning as we still have lots to see. 🐣

**Date of Visit:** June 2014

**Unit:** Touring Caravan

**Rating:** 

**Reviewer:** [Elisabeth Germany](#)

[2 reviews from this member](#)

“ We chose Manor court farm again for our second visit to Kent. We stayed ten days enjoying the owners (and her animals) hospitality not only as campers. One of the family didn't want to camp so she stayed at the B&B and was delighted of the lovely room and facilities. This possibility can make all the difference to the family and the success of a holiday. We loved the space around the caravan on the grounds. It was very quiet during the week. It is also a lovely place for families with children. We visited places like Hever Castle and Brighton, took the train into London, did shopping in Royal Tunbridge Wells, celebrated a birthday in a perfect pub nearby. Next time I come before christmas, stay in the B&B ( open fireplace!) an do my shopping in Tun Wells - best place for it. Love to Norman the turkey 🐣

**Date of Visit:** June 2013

**Unit:** Campervan

**Rating:** 

**Reviewer:** [MissWM](#)

[4 reviews from this member](#)

“ Brilliant site for children thanks to all the animals. There are rabbits and guinea pigs which my little girl loved going to look at, pigs, horses, chickens etc. We went with a group for a weekend for my birthday and were given our own little secluded area complete with large campfire area. The campsite seems to have a main field and several smaller secluded areas suitable for groups or large families.

The facilities are clean and modern although I think another shower wouldn't go amiss. The lady who looks after the site and showed us to our pitch was very friendly and helpful.

The main downside of the site is that it is underneath a flight path and if you are not used to aeroplane noise I think you will really notice it. Personally, I would go back though. I would rate this site an 8 without the aeroplane noise. 🐣

**Date of Visit:** May 2014

**Unit:** Campervan

**Rating:** 

**Reviewer:** [Lexiec](#)

[13 reviews from this member](#)

“ Sarah very kindly fitted us in at short notice on the May bank holiday weekend. We could only stay for one night so didn't use all the facilities or explore the local area. But everything was as described. There was plenty of space for washing up, and a microwave and laundry facilities available if required. We set up in the big field facing lovely open countryside and our children were thrilled to make use of the fire pit. There were lots of other families around and a really relaxed, happy atmosphere. There are various other small fields and camping spots dotted around the farm - they might work well if you were in a group and wanted a more self contained area.

Our daughter loved the animals. We would certainly recommend this site and would love to visit again some time. 🐣

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**Date of Visit:** May 2014

**Unit:** Tent

**Rating:** 

**Reviewer:** [Dburgess](#)

[4 reviews from this member](#)

“ We stayed 2 nights and had a fantastic time. We were lucky to be sited on the area behind the farmhouse, a lovely big space for our two tents and by the swings which was great for our little girl to make friends. We had our own water supply and only a short walk to the toilet block. Our area also came with fire pit, two benches and a wooden table which was great for our evenings round the campfire. Wood can be purchased on site but we brought a trailer full of our own to burn.

The washing up facilities were clean and with plenty of sinks we never had to wait to wash up. Toilets and showers

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were also clean and always well stocked with toilet paper and soap. Despite there being only two toilets and one shower in the ladies and the same in the gents, and the site being very busy with campers, there was never a queue for the facilities.

The campsite manager could not have been friendlier or more accommodating, allowing the children to handle the rabbits and guinea pigs on Saturday afternoon and helping feed the other numerous farm animals. There was so much here to keep the children entertained.

The campsite is in a lovely location to take a walk out to Groombridge and has lots around to explore.

Not a bad word to say about this site, definitely visiting again. 🌿

Date of Visit: April 2014

Unit: Tent

Rating: 

Reviewer: [Suedou](#)

[1 review from this member](#)

“ We have just returned from a lovely weekend camping at Manor Court Farm. Thank you for your lovely welcome and all your advice. Also for fitting the motor home into a camper van space. Now we know!

A really well managed site, great facilities, clean and spacious. Washing up facilities and toilet and shower blocks clean, though maybe another shower would be useful if the site is full.

Fire pits great and good supply of wood.

Must be great if you have children with all the animals around.

Great walking, we walked along footpaths in the evening to a warm welcome and good food at the Chafford Arms, as well as a long hike on local footpaths during the day. 🌿

Date of Visit: March 2014

Unit: Tent

Rating: 

Reviewer: [SparticusM](#)

[1 review from this member](#)

“ Arrived on a sunny afternoon at this beautiful farm. The owner was lovely and instantly made me feel at ease. The grounds of her farm are fantastic, you'll see chickens and other animals running free. The campsite is through a key coded gate and in a designated fenced area. If you're interested in having a campfire this is the place, Sarah has 4-5 fire pits ready for you. I situated myself at the back opposite her sheep, who enjoyed watching me trying to light my logs.

I only stayed one night, but here are the good and the bad points

+ Lovely grounds

+ Authentic Farm setting

+ Friendly, genuine owner

+ Good warm shower

+ Good base to explore the garden of England

My gripes (for the purpose of being objective)

- Airplane traffic routes directly over the farm (I'm used to airplane noise living in London, just was a shame it ruined the peacefulness)

- Car is a must have as its a bit in the sticks

- Shower room is a bit cramped

Thank you for having me Sarah, I'll definitely be back! 🌿

Date of Visit: August 2013

Unit: Tent

Rating: 

Reviewer: [Trotterdel](#)

[1 review from this member](#)

“ What an I say apart from FANTASTIC, , , ,

The site is lovely, the manager is not only very friendly and accommodating but also incredibly helpful and personable. She even gave us a jump start when our car wouldn't start.

She picked the pitch perfectly for our needs. We have two boisterous children and a young child that had a great time under canvas before.

Our pitch was perfectly situated so that we weren't bothered and we didn't bother anybody else.

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The toilets and showers were always spotless as were the washing up facilities.

Lots of animals on the farm to keep the kids interested and ideally situated for lots of fun days out.

We will definitely be recommending Manor Court Farm to all our friends as a, reasonably priced and excellent site.

Goes without saying that we will return !

Well done and well done Manor Court Farm. 🐾

Date of Visit: August 2013

Unit: Tent

Rating: ★★★★★★

Reviewer: [Christine1982](#)

[1 review from this member](#)

“ Well what can I say. What a fantastic site!

The owner was very welcoming and pleasant from the beginning to the end of our stay.

Went with a party of 4 (2 adults and 2 children) and my dog for 3 nights (tues-fri).

There are lots of farm animals including rabbits, guinea pigs, chicken, pigs and more. Which the kids loved and the owner even let the kids get involved with them (which I think was the highlight of their stay).

The toilets were clean and adequate. Washing up facilities were great too with lots of hot water.

The pitch was a fantastic spot at the far end of the field with amazing views and the campfire was the icing on the cake. Firewood can be purchased at £6 a bag and was good quality.

Lovely nearby walks and very picturesque area.

Will definitely be visiting again, hopefully next year with others which we have recommended the site too and just cannot wait to go back. 🐾

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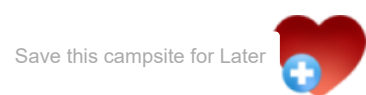
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Ashurst Road  
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Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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Date of Visit: July 2015 Unit: Tent Rating:

Reviewer: [Vbjb](#) [3 reviews from this member](#)

“ We recently stayed at this site, sarah and partner made us very welcome, even though sarah was in calipers after an accident, lovely site, well spaced units, central for many attractions, on a farm setting, ideal for children, with chickens, rabbits, pigs, etc. Although only the one shower for each, kept lovely and clean. Will be returning soon! ”

Date of Visit: July 2015 Unit: Motorhome Rating:

Reviewer: [Mcallim](#) [1 review from this member](#)

“ Situated in a lovely location close to Tunbridge Wells it is surrounded by fields and woodland. It is informal relaxed camping at its best, with several different areas and no fixed pitches. There is plenty of space and if desired you can make use of the fire pit which is wonderful. Wood can be purchased on site. There is a fridge/freezer and microwave for anyone to use, together with plenty of space for washing up. If required there are electric hook ups.

The amenities are well kept.

We walked from the site through the countryside to Groombridge where there is a beautiful village pub called the Crown. Also close by at Langton Green we had a lovely meal at The Hare where we received excellent service and food.

We were with a small group of family and all enjoyed our time at Manor Court Farm. We will definitely be returning ”

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Date of Visit: June 2015 Unit: Tent Rating: 

Reviewer: [El basso](#) [4 reviews from this member](#)

“ Very handy, this site, not being too far from Tunbridge Wells and not a million miles from our London base, but feels suitably detached, with nearby walks and lots of local interest.

There were lots of family groups of all ages, and it was fun for our kids to join in and go just a wee bit 'feral', when they weren't being captivated by the farm animals and the wildlife around the farm. It was really nice that everyone turned down the volume at night, too. It is becoming increasingly difficult to find family camp sites where there is an expectation of mutual consideration, and the understated way in which these guys achieve this is commendable.

This is a lovely well-run camp site which remains relaxed and laid-back, with a plethora of local interest and lovely walks. Lovely (can't use this word too often!). Will definitely return. ”

Date of Visit: May 2015 Unit: Campervan Rating: 

Reviewer: [Thebeeglies](#) [16 reviews from this member](#)

“ This is our second visit to Manor Court Farm as we came in a tent last year and once again we had a great time. We are a family with 2 boys (11 and 14) and came with another family with similar aged boys. Sarah was very helpful letting us pitch our mixture of campervan with awning, tent and 3 pup tents for kids together, she kept us supplied with wood for the fire pit all weekend as well as letting the kids feed the pigs.

We stayed in the big field where there were constant games of football and cricket with kids of all ages joining in. In spite of there being several groups of families, everyone was quiet after dark and the games didn't intrude on anyone's peace.

On Sunday we walked the 2 miles to Groombridge for an excellent lunch at the Crown (recommend booking in advance and ensuring you have plenty of time as they had a wait time of an hour for food but told us as soon as we arrived so was not a problem.

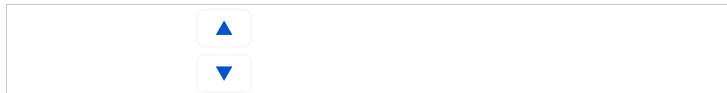
This is a fabulous campsite with a good balance of being relaxed but well run. ”


Date of Visit: April 2015 Unit: Tent Rating: 

Reviewer: [Gxc123](#) [1 review from this member](#)

“ Fantastic family campsite with spacious pitches and lovely clean facilities. Sarah was very helpful and welcoming. Kids loved all the animals, chickens running around. Nice country walks to be had we were lucky and saw wild deer running through the fields. Fridge and microwave nice to have especially handy for milk at bedtime. My recommendation for the site would be a family room with shower or bath so that you could assist young children in washing as the current shower facilities are not big enough. So would we visit again? Definitely yes. ”

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Date of Visit: April 2015 Unit: Tent Rating: 

Reviewer: [Jengav](#) [3 reviews from this member](#)

“ We've just returned from a weekend here, what a lovely place Sarah who runs the site made us feel very welcome she was great with the kids letting them hold rabbits and baby chicks. We loved having the camp fire and brought the logs from Sarah at the farm house.

Our children 5 and 9 yrs say it was the best camp site we have stayed at and cant wait to return. ”

Date of Visit: September 2014 Unit: Touring Caravan Rating: 

Reviewer: [Cathy6973](#) [20 reviews from this member](#)

“ Agree with other reviews - this is how camping should be! One word of warning, watch the Sat Nav if coming from the West, as it sent my husband up a road totally unsuitable for caravans!

Arrived early evening, and Sarah is really friendly! She showed us where to go and explained how to go about getting firewood, firelighters and marshmallows, all of which are available on site. We went with one other family and had the entire field to ourselves!

We visited Bodiam Castle for the day on the Saturday which is a great day out for kids especially if they are laying on activities. We will definitely return to this site, as it is in a stunning location and we had an

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Date of Visit: September 2014

Unit: Campervan

Rating: Reviewer: [Alastairandalice](#)[9 reviews from this member](#)

“ This is how camping should be! 'There are various areas on the farm to camp, some hook-ups dotted around, basically you can camp wherever you like, enjoy your stay!' None of this thout shall place your unit facing this way adjacent to a post or else nonsense.

We had a relaxing couple of days here, we had a camping field all to ourselves and all the natives seemed friendly. The local area was lovely and wooded with nice towns and villages.

The facilities, particularly the pot washing are great, only one shower for each gender which was a bit pokey but it was clean and a decent electric shower with a good flow of warm water.

Great place for kids although bear in mind this is a working farm with associated dangers so kids should be kept an eye on if venturing outside the camping fields.

All in all a superb spot ideal for real people who love proper countryside camping rather than regimented nonsense. ”

Date of Visit: August 2014

Unit: Tent

Rating: Reviewer: [Gingerpop100](#)[1 review from this member](#)

“ We had a great few days. My friend and myself took our 10 and 11 year boys for a camping trip. We had a private area with electric hook up and fire pit. The fire pit was great! Marshmallows' cooked on fire.

The site Manager/Owner was very friendly and accommodating.

The Toilets and the shower were clean. Separate facilities for both male and female.

Good washing up facilities and fridge freezer available for Milk etc. !

A good location allowing us to go to coast and nearby towns.

A nice quite location which I will retutn to next camping trip. ”

Date of Visit: August 2014

Unit: Tent

Rating: Reviewer: [Jam Man](#)[10 reviews from this member](#)

“ 6 tents and 19 of us descended on Manor Court Farm and had a wonderful time.

Site feels out of the way, yet only 10 minutes from Royal Tunbridge Wells.

We were put in the camping field at one end so our kids didn't annoy anyone and its a lovely location. No kids area or anything but its such a nice place the kids loved it, and there are animals the kids loved going to see and pet. Nice walks straight from the campside on the Weald Way.

Toilets are clean and there is only one shower which was decent, and fine for a long weekend.

Special mention to the lady who runs it, friendly and helpful from the start and my wife had the misfortune to lose some money in the toilets which the owner found and returned very much to the Mrs relief and gratitude.

Had a great long bank holiday weekend and would definitely go again. ”

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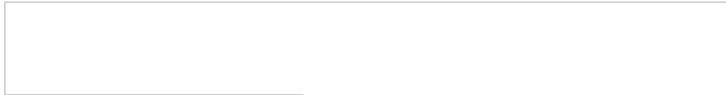


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Date of Visit: August 2019 Unit: Tent Rating:   
 Nights stayed: 3 Travelling as: Family with young children  
 Reviewer: [Kent camper](#) [1 review from this member](#)

“ What a great campsite! Friendly site manager who was helpful & welcoming and good source of information.

Stayed on the “quail pitch” which was at the far side of the farm with peaceful views over countryside. Felt safe for kids as field was securely fenced round 3 sides and clear view of where they were playing. Pitches nicely spaced out, so didn't feel cramped, but facilities were nearby central to all pitches.

We / kids loved exploring the fields, looking at combine harvester, petting free ranging chickens, saying hello to piggies, building stick dens in the woods, generally rolling about in grass & low tech old fashioned holiday fun, like toasting marshmallows in our fire pit.

As a mum I was pleased with the clean loos & showers plus washing up area.

The farm also has easy access to days out at nearby Hever castle (amazing fun on water maze: pack dry clothes), muddy fun in Groombridge Place Forest, and picnics and walking in Ashdown Forest & High Rocks. Also 10mins from Tunbridge Wells (supermarkets & shopping), and farm shop & excellent pub The Hare at Langton Green. ”

via mobile

Date of Visit: May 2019 Unit: Tent Rating:   
 Nights stayed: 1 Travelling as: Mature couple  
 Reviewer: [Tarxb](#) [1 review from this member](#)

“ You will search a long time to find another spot like this.

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Beautiful countryside and a sympathetically adapted farm with a few pitches but plenty of facilities.

Laundry, camp kitchen, local info kiosk AND clean toilets with hot water.

A friendly and helpful hostess rounds it off nicely. 🌿

 via mobile

Date of Visit: July 2017

Unit: Tent

Rating: 

Reviewer: [Canvassleeper](#)

[8 reviews from this member](#)

“ I don't especially want to share how much I love this site as I don't want to be fully booked for all eternity. But it is one of my faves and we have been every year for three years in a row.

Good balance of escaping to the countryside but with good clean facilities. The pitches are lovely, and well spaced.

The only teeny issue is the road noise but everything else makes up for this completely. 🌿

Date of Visit: May 2017

Unit: Tent

Rating: 

Reviewer: [Rosenco](#)

[1 review from this member](#)

“ Fantastic two nights away with family. My baby grandsons first camping trip.

Campsite beautiful, clean and well cared for. Toilet block well maintained and kept spotless.

Sue was welcoming and really helpful.

Will definitely be returning. 🌿

Date of Visit: April 2017

Unit: Campervan

Rating: 

Reviewer: [Frangelica](#)

[1 review from this member](#)

“ My daughter and I really enjoyed our short break at Manor Court Farm so we could attend a family wedding nearby. The Manageress was very warm and welcoming, friendly and helpful. Not only did she introduce us to a happy camper attending the same wedding but cooked a great breakfast the following morning. If we are ever in the area again we would definitely stay there again. 🌿

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Date of Visit: June 2016

Unit: Tent

Rating: 

Reviewer: [The HURLEYS](#)

[4 reviews from this member](#)

“ We stayed here for our first ever camping trip for 2 nights

We stayed with 2 other families (group was 6 adults 6 children ) 3 tents

We all had a wicked time

The pitch we had (had swings in it and a tap) was great for our children aged between 1-5)

The toilet block was always clean and tidied

We didn't use the showers

Was great to have the sinks and freezers for us to use too

We LOVE the idea of the fire pitt and will always look for campsites with one now

We have booked to go back before kids go back to school with 2 different families 🌿

Date of Visit: May 2016

Unit: Tent

Rating: 

Reviewer: [Fuchs](#)

[1 review from this member](#)

“ We visited this campsite at the May bank holiday weekend(2016) and stayed in a tent. Lo [Save this campsite for Later](#) very nice area. Great for smaller kids, because they can visit all the animals. Many thanks to Sarah for being incredibly helpful and friendly. Facilities good and kept clean. I highly recommend this campsite. 🌿



**Date of Visit:** April 2016**Unit:** Tent**Rating:** **Reviewer:** [Tianna94](#)[1 review from this member](#)

“ This was our first camping trip with our child with special needs. Sarah who runs the camp site was brilliant. She made us all feel very welcome and nothing was too much trouble. Our two younger daughters loved the farm and Sarah let them help out with the animals which they loved, From feeding the rabbits to collecting the eggs from the chickens. The facilities were clean and tidy. We can not wait to return as it was great fun for all of us. Thank you for a great Easter. ”

**Date of Visit:** August 2015**Unit:** Tent**Rating:** **Reviewer:** [Cope66](#)[1 review from this member](#)

“ We stayed for two nights mid week during the summer break with two adults and two children, one 7 and one 12. We were given a fabulous pitch next to the farmhouse adjacent to the shower block. The children were made to feel welcome from the start by Sarah. Later on that afternoon Sarah arrived with a bucket of feed and asked if the boys would like to feed the pigs. They enjoyed this and they fed them again the following afternoon. There are also chickens, turkeys, ducks, guinea pigs and rabbits. The boys were able to handle some of the small animals. It is a working farm but in no way made any difference to our break, in fact it was great for the boys to see how much work there is to be done; they were in the middle of bringing in the grain harvest. We enjoyed a lovely walk from the farm across to Groombridge. Good beer and food at the Crown Inn just before you cross the bridge into Groombridge. The facilities on the campsite are excellent. The toilets were clean and there were fridges and freezers if you needed them and even a washing machine and tumble dryer along with plenty of washing-up facilities. Since this camp we have traded in our tent for a caravan. We will return here for our first trip out as soon as possible as our boys cant wait to return. ”

**Date of Visit:** July 2015**Unit:** Touring Caravan**Rating:** **Reviewer:** [Katie Marie](#)[1 review from this member](#)

“ I am new to caravanning, this was my third trip towing. The drive was pretty easy although my satnav did take me through a few single track country lanes but as a newbie – It wasn't a problem at all so the drive is fairly easy.

The site has a gate on entrance with a pin code which is great in terms of security.

Lovely little site, owners and staff were lovely and very helpful!

I was placed on a really big secluded pitch which was lovely! Loved the fire pit and the small touches like benches and tables.

Toilets and kitchen area were all kept very well & clean, I have marked the facilities down a little as there was only one shower for men and one for the women's block where I would often find the shower cubical door open and people getting ready half in the toilets half in the shower. It wasn't a problem for me but it could maybe do with a family room.

I had to do the rent a hen service because I thought it was amazing! I think is a great idea! My chickens laid me 8 eggs over my short stay here.

It is lovely peaceful site with some lovely walks across the fields, I often saw deer in the evenings and in the mornings.

Very close to the town and places like High Rock.

Will definitely be returning. ”

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### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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- No Tents
- No Caravans
- No Motorhomes
- No Campervans
- No Glamping Units
- No Statics for Hire
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Date of Visit: July 2020 Unit: Tent Rating:

Nights stayed: 2 Travelling as: With friends

Reviewer: [Davidh](#) [1 review from this member](#)

“ A great spot for our annual camping trip with friends.

We enjoyed a large pitch centred around its fire pit which we used for cooking and evening entertainment.

The surrounding area is the best of Kent countryside.

We also had a very warm welcome on arrival. ”

Date of Visit: July 2020 Unit: Tent Rating:

Nights stayed: 3 Travelling as: Family with older children

Reviewer: [Moobag](#) [1 review from this member](#)

“ Clean and beautiful campsite. Can't fault the pitches very spacious.

My negative about campsite, there was only one shower in the woman's facility and two toilets,

There isn't a family changing room or a disabled shower room, which isn't great as I have a disabled son who needs assistance, so found this an issue, also the shower is a small unit.

The manager was very helpful and made us feel very welcome. ”

Save this campsite for Later



Date of Visit: July 2020 

Unit: Tent

Rating: 

Nights stayed: 2


Travelling as: Mature couple

Reviewer: [Andyth](#)[1 review from this member](#)

“ Friendly host and really nice site well kept and good facilities for a small family camp.

Bathrooms and washing up facilities were clean and we kept

Ice and wood can be provided by the owners which is a nice extra service ”

 via mobile
Date of Visit: July 2020 

Unit: Tent

Rating: 

Nights stayed: 2

Travelling as: Family with young children

Reviewer: [Chrisd](#)[1 review from this member](#)

“ Excellent campsite and host in the COVID-19 world.

We had a great time and the facilities are clean and easy to use.

The pitches are very spacious so plenty of room for little ones to run about. ”

Date of Visit: July 2020 

Unit: Campervan

Rating: 

Nights stayed: 2


Travelling as: Family with young children

Reviewer: [Alihu1](#)[1 review from this member](#)

“ Such a great set up - we loved having our own semi private pitch with a camp fire with seating and a table.

The toilets and shower block were a very quick walk away and were immaculately clean. The washing up barn was also really well equipped and spotless.

My boys absolutely loved the chickens on the farm who are very tame. It felt like a very safe space for them to play. ”

 via mobile

Advertisement

Date of Visit: July 2020 

Unit: Touring Caravan

Rating: 

Nights stayed: 3

Travelling as: Mature couple

Reviewer: [Richar](#)[1 review from this member](#)

“ We visit this site often. It is a really lovely quiet and very friendly site.

Sue, the manager is so helpful and always manages to find me my preferred pitch.

The nearest pub in Fordcombe is about a 20 minute walk with fantastic views and food. ”

Date of Visit: July 2020 

Unit: Touring Caravan

Rating: 

Nights stayed: 3

Travelling as: Mature couple

Reviewer: [Simonw](#)[1 review from this member](#)

“ Only stayed for a couple of days but had a lovely stay.

The chickens were very friendly the walks were lovely and the local pub served very nice food.

My wife was chuffed as we went for an early evening walk and saw a few badgers.

Unfortunately due to covid the breakfasts were not being served which I was looking forward to. ”

Date of Visit: March 2020 

Unit: Tent

Rating: 

Nights stayed: 1

Travelling as: Family with young children

Reviewer: [Boxerlew](#)[2 reviews from this member](#)


“ Absolutely fantastic place even in the rain!

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Friendly staff with great views fire pits showers and even a kettle for all of those less hardcore campers haha.

Would highly recommend, In fact we will be returning with our family again soon 🌿

 via mobile

**Date of Visit:** September 2019 

**Unit:** Tent

**Rating:** 

**Nights stayed:** 2

**Travelling as:** Family with older children

**Reviewer:** [Gewcaravan](#)

[3 reviews from this member](#)

“ Our second visit to this site which is lovely and peaceful with generous sized pitches and a fire pit which kept us cosy in the evening.

The surrounding area is beautiful with plenty of places to visit and with the campsite having lots of wonderful leaflets and maps of the local area made planning our visit seamless.

Our children aged 11 and 14 have both asked to come back which shows the suitability for older children. The facilities are basic but more than adequate to suit our needs and loads of hot water on offer no matter what time of day!

We were made very welcome on arrival of the site and left to our own devices with an open door policy if we had a question 🌿

**Date of Visit:** August 2019

**Unit:** Campervan

**Rating:** 

**Nights stayed:** 2

**Travelling as:** Mature couple

**Reviewer:** [Newts4](#)


[1 review from this member](#)

“ Great campsite quiet, small but with all amenities needed. Like the way pitches are divided by bushes.

Nice touch tables or big logs around fire pit and especially like the ginger spotted pigs and fluffy feet chicken.

Wouldn't want too many people knowing about this site so that we can selfishly always book our favourite pitch.

Thanks for having us 😊 🌿

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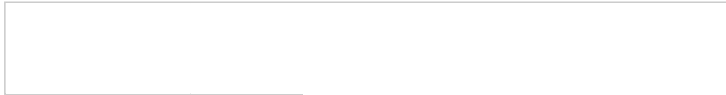


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#### CLOSED: Manor Court Farm

Ashurst Road  
Ashurst  
Tunbridge Wells  
Kent ([Browse area](#))

Pitches:

Rating: [9/10 from 148 Reviews](#)

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- No Glamping Units
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Date of Visit: January 2021 Unit: Other  
Reviewer: Webmaster

“ Please note we have been advised that this site has is closed and the property is for sale, therefore it no longer offers camping, motorhome or caravanning pitches. If you know that this situation has changed in the future, [please could you let us know](#). Many thanks ”

Date of Visit: October 2020 Unit: Tent Rating:   
Nights stayed: 2 Travelling as: Young couple  
Reviewer: [Tasha2](#) [1 review from this member](#)

“ Fabulous farm and set up - really cute and picturesque.  
The plots themselves were really great, with tables / benches etc and the facilities were spic and span.  
A lovely welcome and tour from Sue - would love to return! ”

Date of Visit: September 2020 Unit: Tent Rating:   
Nights stayed: 3 Travelling as: Family with young children  
Reviewer: [Smknut](#) [1 review from this member](#)

“ Large level pitches, well spaced and varied. Some on open field, others between old farm buildings and trees all with a good fire pit. Light road noise on some pitches.  
Toilet and shower immaculately clean and well stocked with paper towels, soap and sanitizer.

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Good attention to covid restrictions without spoiling the relaxed camping experience.

Thank you 🌿

 via mobile



**Date of Visit:** September 2020  **Unit:** Campervan **Rating:**   
**Nights stayed:** 5 **Travelling as:** Retired couple  
**Reviewer:** [lanbr2](#) [1 review from this member](#)

“ This is a lovely small campsite on a Farm. The pitches are huge and well spaced out, you can buy logs to burn in the fire-pits.

The only criticism we have was that despite not being busy, we were given a pitch behind a barn and had very little sun at all during our stay. This was a pity as the weather was beautiful.

We visited Hever castle, Igtham Mote and of course Tunbridge Wells.

We will certainly try to come back but will ask if we can have one of the sunnier spots next time! 🌿


**Date of Visit:** August 2020  **Unit:** Tent **Rating:**   
**Nights stayed:** 3 **Travelling as:** Extended family  
**Reviewer:** [Guvi78](#) [4 reviews from this member](#)

“ We booked the site well in advance and the owner was very efficient at responding and accommodating our request of staying together.



Setting is very nice, plenty of walks and attractions nearby.

Facilities were very clean and water in the shower was nice and hot.

The cons were the limited facilities, 2 toilets and 1 shower per sex, and the departure time: 11am when camping is a bit unrealistic when you need to have breakfast and pack up a tent. 🌿

 via mobile



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**Date of Visit:** August 2020  **Unit:** Tent **Rating:**   
**Nights stayed:** 2 **Travelling as:** Family with young children  
**Reviewer:** [Rachel Bookbinder](#) [1 review from this member](#)

“ The campsite was very well laid out and in a beautiful part of Kent. The facilities were very clean and the washing up area was excellent.

The camp site manager was very friendly and helpful and we felt safe regarding covid.



I would definitely recommend this camp site. 🌿

**Date of Visit:** July 2020  **Unit:** Tent **Rating:**   
**Nights stayed:** 2 **Travelling as:** Family with young children  
**Reviewer:** [Cmccur](#) [1 review from this member](#)

“ Lovely place in gorgeous surroundings with nice local walks.

Very clean facilities and helpful staff, safe for the kids to play on site.

I guess the brilliant weather helped all of it though! 🌿

**Date of Visit:** August 2020  **Unit:** Campervan **Rating:**   
**Nights stayed:** 3 **Travelling as:** With friends  
**Reviewer:** [Brrmbr](#) [1 review from this member](#)

“ Really lovely place. No music allowed so very relaxing and peaceful. Good walks round about. Hosts were superb, friendly, helpful. We met the chickens and cat, we bought fire wood for the fire pit on site. And Covid

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measures were very good.

Only one shower and 2 loos so with the distancing rules queues built up. I would take a shower tent next time.

Will definitely be going back, and soon!

I can't rate child friendliness as we didn't have children with us 🌱

 via mobile

Date of Visit: August 2020 

Unit: Tent

Rating: 

Nights stayed: 3

Travelling as: Family with older children

Reviewer: [Debora](#)


[1 review from this member](#)

“ We have been going to Manor Court Farm for several years now and will keep returning, friendly happy staff that are always ready to help at any hour of the day.

Clean and tidy and with extra measures to ensure safety during COVID 19 restrictions.

A lovely atmosphere, safe for children of all ages.

Would highly recommend. 🌱

 via mobile

Date of Visit: August 2020 

Unit: Tent

Rating: 

Nights stayed: 1

Travelling as: Family with older children


Reviewer: [Cromba](#)

[1 review from this member](#)

“ Great place to be! Nice surroundings, very nice to make a walk in the evening between the sheeps.

We were travelling on bikes and it was very hot.

We had a beautiful place under the trees. 🌱

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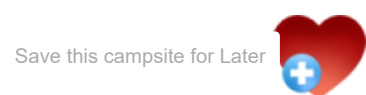
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#### CLOSED: Manor Court Farm

Ashurst Road, Ashurst, Tunbridge Wells, Kent (Browse area)

Pitches:

Rating: 9/10 from 148 Reviews

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Reviews: 148 in total, now showing 141 to 148

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Reviewer: jenhug

5 reviews from this member

10 July 2004

Toilet/shower and washing up block fine, very clean etc. farm itself was run down, with signs saying "caution, building in danger of collapse" or to that effect, which was just great!

For the kids were 2 rope swings in trees, and a plastic football goal, thats it. couldn't get near to the ponds, as there were lots of old caravans pitched there, don't know if they were lived in or not, all in all, not worth the £20 it cost us for the one night, (2 adults, and 3&5 year olds). no animals on view other than the geese!

Reviewer: DebsM

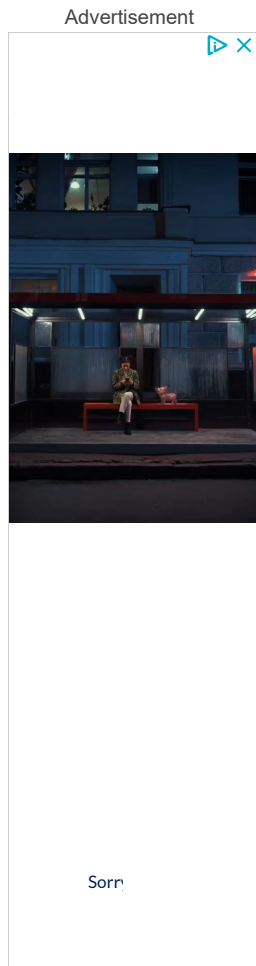
4 reviews from this member

July 2004

What a great place! We arrived mid afternoon on a Monday and being our first ever camping trip were a little unsure of what happens next. We were greeted by a really nice lady who told us the gate combination number and said to pitch up anywhere we liked near one of the campfire sites (we had asked for this when we booked).

The toilet and showers were faultless. They were some of the cleanest I have ever seen, including my own at home. The shower was lovely and hot and free too. There is only one ladies and one gents cause problems if the site was fully booked, but would be well worth a short wait. They have and another for washing clothes, although this can be done by the house for a small charge. There are recycling points too for bottles, cans etc.

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Sorry

The ducks and geese came to see us every morning as did the cat which added to the charm, and being woken by the woodpecker rather than our alarm clock was fantastic.

We lit a campfire twice during our stay and that too added to the whole experience (they sell logs for £3.00 for a bag)

The surrounding woodland is stunning for a nice walk and there are plenty of local attractions.

We can't wait to go back - it was peaceful, quiet, clean, pretty, spacious and just about perfect for us.

9½/10 (can't give 10 as we have nothing to compare it to!) 🌿🌿

Reviewer: [manly](#)

[4 reviews from this member](#)

“ July 2004

As already said a nice site, pick your own spot, but as most seemed to like being amongst the trees this meant you were a little close to your neighbour, but there's a large field which we chose for a more secluded feel, although it did not spoil in any way our enjoyment you are under the flight path to Gatwick therefore it could be a little noisy. This being our first camping trip we could not have made a better beginning. 🌿🌿

Reviewer: [kemurf](#)

[8 reviews from this member](#)

“ May 2004

8 of us visited Manor Court Farm on a glorious weekend in May, and we had a great time relaxing in the sun. We took a camper van, 3 tents and a car and set up in a field with roaring camp-fire - you can buy fire wood from the farmhouse easy enough. It's better to camp away from the farmhouse as the road got busy on Sunday with motorbikes zooming around.

Because there is a b&b on site, we were lucky to have breakfast of coffee and croissants in the garden, for £5 each.

Lots of walks nearby across fields and lots of country pubs to visit.

The toilet and shower facilities are new and clean but more showers are needed.

I would definately go back! 🌿🌿

Reviewer: Jo Ruiz

“ July 2003/August 2003

Manor Court Farm is a lovely, quiet, friendly campsite. The children loved the animals and the space to run around in and play, whilst I loved the peace, the clean shower block and wonderful open fire to cook on.

The owners are friendly and helpful, offering advice for areas to visit and where shops are etc.

The site is wonderful for those people who like camping with a bit of seclusion. 🌿🌿

Advertisement



Reviewer: philip haskett-smith

“ june 2003

Nice clean-small site. Toilets/showers were spotless and everything worked!

Camped on what had been a tennis court so ground a bit stoney. Difficult to peg in so got the wife to do it! Weather was glorious. lovely walks through the farm to a wooded valley.

Would definety go again.

🌿🌿

Reviewer: [debby stores](#)

[11 reviews from this member](#)

“ may 2003

this campsite was fantastic. secluded spots and a real campfire what more could you ask for! for a quiet friendly and relaxing break this site is a must. we loved it 🌿🌿

Reviewer: Richard Mills

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“ Me and a group of five youngish (mid 20's) friends have just spent the weekend at Manor Court Farm in Kent, just west of Royal Tunbridge Wells.

The entrance to the farm is signposted but somehow we missed it, so we drove on to Ashurst and had to turn around.

Once in the site, the camp is situated in wooded fields with various "pitches", none really designated around the farm, but some are quite secluded. There is probably room for fifteen or so in total, with about four with electric hook ups. During our stay there were three other permanent caravans and a tent.

We chose the furthest away pitch next to the second designated camp fire, the only problem being that there must have been some clay or stone under the earth as putting in tent pegs became difficult in some places.

The site has two designated camp fire areas, but I did see a good few other burn marks on the ground. The owners never visited us during the stay so I guess you could get away with having a fire in other areas. There are plenty of bricks around for safety purposes. The owners also provided free dry wood which was handy for us as the Friday it rained.

Scattered around the campsite there are various wooden tables and chairs for anybody to use, but not as fire wood.

The showers are free, however there is just one for each sex but they are very good quality with plenty of hot water and with quite strong jets. Two toilets each in the same block which were good, clean but the doors in the male section didn't close properly. Within the toilet/shower block there is a place to do washing up, a toaster and even a microwave. Next time we are going to bring a kettle to plug in.

The farm is occupied by a number of animals including a dog, a number of ducks, a roaster, a few geese and a cat which had just given birth to eight adorable little kittens.

The farm owner is very nice and friendly lady, as the farm is also a B&B you can also get breakfast for a fiver or B&B for about £20ish. You can also get clothes washed, a single load at £1.50.

The cost is £5 per person for the first night and then £4.50 each night afterwards.

The site is situated just five miles east of Royal Tunbridge Wells in Kent so for visiting various places of interest, including Tunbridge itself, the site is very well placed.

The camp has no other amenities, no pool, no kids play area, but if you want a basic site with camp fires, some wildlife and a friendly atmosphere then have a look at: <http://www.manorcourtfarm.co.uk> 🌿

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