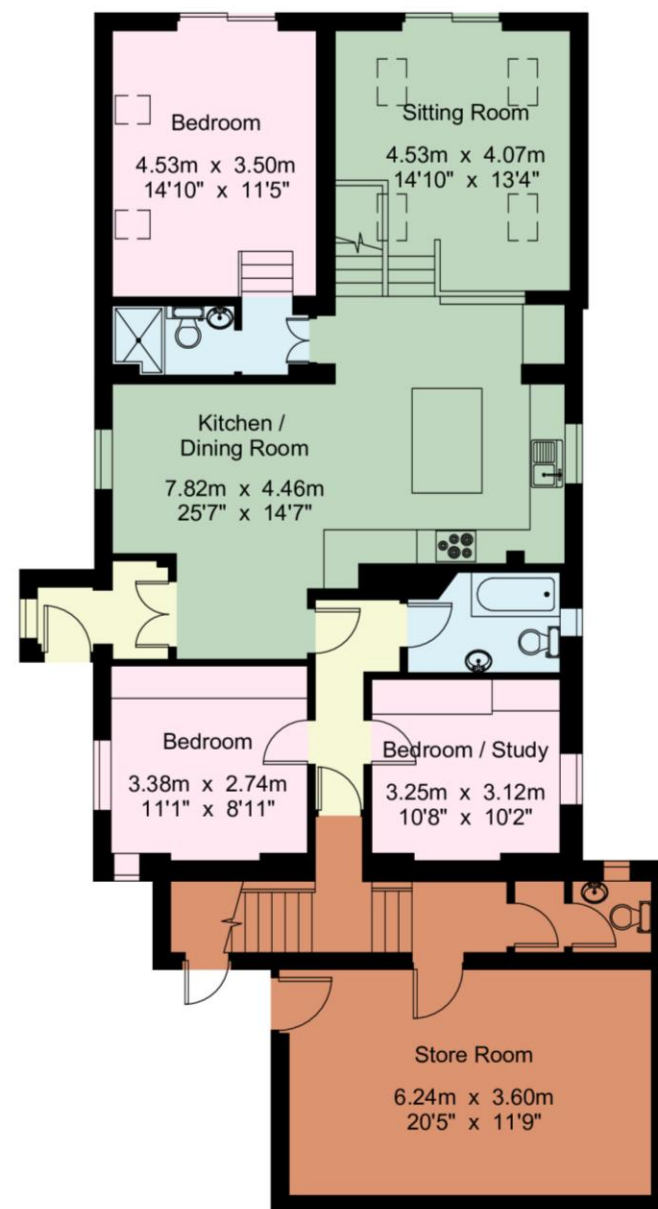
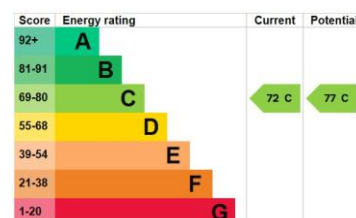


First Floor



## The Old Post Office

House - Gross Internal Area : 138.2 sq.m (1487 sq.ft.)  
Garage - Gross Internal Area : 24.9 sq.m (268 sq.ft.)  
Shop / Store Room - Gross Internal Area : 94.4 sq.m (1016 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Greenacres, Barden Road

Speldhurst, Tunbridge Wells, TN3 0QD

SUMNER PRIDHAM

Greenacres is an excellent opportunity to purchase a detached village house with the benefit of an attached self-contained shop/annex. Significant monies have been spent on the family accommodation which is presented to a high standard and includes Juliette balconies taking full advantage of the breath-taking views. Speldhurst village is well known for its active community, highly regarded Primary School and access to mainline stations at Tunbridge wells and Tonbridge.

Hall, Open-Plan Kitchen/Dining Room, Vaulted Sitting Room with views, Principal Bedroom with views Ensuite Shower Room, Bedroom 4 with Ensuite Shower Room and Bifold Doors, Cloakroom, 2 further Bedrooms, Family Bathroom, outside Covered Area, Double Garage, Large Rear Garden, attached Self Contained Shop with Storeroom and WC, Front Garden with seating areas.

Guide price £950,000 to £975,000 Freehold







## Property Description

- ♦ Rare and exciting opportunity to purchase detached family home in sought after village location with benefit of potential income from attached shop.
- ♦ Significantly remodelled accommodation to create open plan living space including an attractive kitchen.
- ♦ Vaulted ceiling sitting room and main bedroom, both with Juliette balcony to take advantage of the stunning countryside views.
- ♦ Flexible 4-bedroom family accommodation includes 2 ensuite bathrooms.
- ♦ Elevated position with large garden.
- ♦ Long driveway provides parking for multiple cars.
- ♦ Front door leads into a hall which features a pair of stunning 16th Century Indian doors.
- ♦ Vaulted sitting room with Juliette balcony plus four remote controlled skylights.
- ♦ Sitting room sits slightly higher to the open plan kitchen dining room and is separated by a glass division.
- ♦ Modern quality fitted kitchen with Neff appliances including combined microwave/oven, separate oven, dishwasher, induction hob with extractor above, separate fridge and freezer, full complement of pull out box drawers, cupboards with tray racks and feature purpose built illuminated drinks cupboard, deep double sink with Chef tap.
- ♦ Superb zinc topped island unit with further range of cupboards and breakfast bar at one end.
- ♦ Matching pairs of 16th Century Indian doors give access into the principal bedroom suite which has 2 Velux windows and Juliette Balcony superb views.
- ♦ Ensuite walk-shower room with sliding glass doors, drench and handheld showers with beautiful, tiled walls, washbasin, low level WC with concealed cistern and tiled floor.
- ♦ Inner hall gives access to 2 double bedrooms with full height fitted wardrobe cupboards and a separate bathroom comprising panelled bath, low level WC, pedestal washbasin, tiled walls and window.
- ♦ Stairs from the open plan living area lead down to a lower ground floor hall with door to a covered outside area.



- ♦ Cloakroom with low level WC with concealed cistern, washbasin and window.
- ♦ Bedroom 4/Garden Room features bifold doors out to a patio, ensuite shower room, walk in shower with hinged glass door, drench and handheld shower heads, low level WC and washbasin.
- ♦ Door gives access to a boiler room with gas fired Worcester boiler providing central heating and domestic hot water and the unvented hot water tank.

### Shop

- ♦ Attached to Greenacres and completely self-contained is the current Post Office/Shop.
- ♦ The community run Post Office is being relocated to a converted Old Chapel opposite with a move scheduled towards the end of 2025.
- ♦ This will lead to empty premises comprising of a large room with hot and cold running water with internal stairs leading down to a separate WC and large storeroom plus an internal interconnecting door into Greenacres.
- ♦ The resultant empty premises has a variety of potential income generating options including suggestions such as a village hub for Yoga, Art Classes, Pottery, Therapy Centre or alternatively converted to a dependant relative annex to the house.

### Outside

- ♦ Set back from Barden Road there are currently separate garden seating areas to the front of the shop.
- ♦ To the side there is a long driveway providing multiple off-road parking and leading to a garage with an up and over door, power and light connected, fitted workbench, shelving and plumbing for washing machine.
- ♦ Partially covered area from the garage joins to Greenacres lower ground floor.

### Rear Garden

- ♦ Accessed via bifold doors in bedroom 4/garden room to a large, paved patio which then has paved steps and path leading down to a large garden laid mainly to lawn with mature shrubs and affording superb views and 2 beautiful managed oak trees one of which is within Greenacres property.

### Practicalities

- ♦ The property has been the subject of significant remodelling and upgrading in recent years, this includes replumbing to two ensuite bathroom, ground floor heating in the open plan kitchen dining room and independently controlled ground floor heating in the lower ground floor bedroom 4/garden room and ensuite.
- ♦ Rewiring to a modern consumer unit.
- ♦ Removal of central chimney breast to create open plan living with subsequent replastering and installation of the kitchen.

### Location

- ♦ Greenacres enjoys central position in the heart of the sought after Kent village of Speldhurst within walking distance of the highly regarded Primary School, St Marys Church and 0.3 miles from the George and Dragon Gastro Pub.
- ♦ Tunbridge Wells and Tonbridge stations approximately 4.5 miles with regular services to London and the coast.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

