



Postern View, Upper Postern Lane, Tudeley, Tonbridge,
Kent

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**STRUTT
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BNP PARIBAS GROUP 

Postern View

Upper Postern Lane

Tudeley

Tonbridge

Kent

TN11 0QP

In a delightful setting, an exciting refurbishment and development project together with 1.72 acres, available as a whole or in 4 lots

Tonbridge town centre 2 miles,
Tonbridge mainline station 1.6 miles (35 minutes to London Bridge), M25 (Jct 5) 12 miles

The property

Postern View occupies a wonderful rural position situated on a private lane with delightful views and well away from busy roads.

Ajacent to the house are 2 agricultural barns with residential planning permission by Tunbridge Wells borough council under Ref. No: 23/00148/PNGCLA

Lot 1

A chalet style house in need of refurbishment. With a generous garden.

The house has elevations of brick under a pitched tiled roof.

Comprises - Porch | Large hall | Living room
Dining room | Kitchen | Utility room | Cloakroom
Principal bedroom | 2 Further bedrooms
Bathroom | Garage | Swimming pool needs attention | 0.35 acres

Guide price £850,000

Lot 2

North Barn with planning for 4 bedrooms, 2 en suites, family bathroom, kitchen/living room area and car parking. In all about 0.24 acre

Guide price £500,000

Lot 3

South Barn with planning for 3 bedrooms, 1 en suite, family bathroom, a kitchen/living room area, family room and parking. In all about 0.59 acre.

Guide price £600,000

Lot 4

Is a rectangular area of grassland in all about 0.59 acres.

Guide price £50,000

Location

Postern View occupies a superb position within stunning countryside yet is within close proximity to Tonbridge mainline station about 2 miles, Tunbridge Wells, about 6 miles, Sevenoaks about 10 miles and Maidstone about 15 miles.

The mainline station in Tonbridge serves London Bridge in about 35 minutes.

The A21 which is within easy reach connects with the M25 orbital motorway and the Kent/Sussex coast.

There is a good choice of schooling in the area in both the private and state sectors, including grammar schools. The schools at Somerhill are also nearby.





Floorplans
 House internal area 1,433 sq ft (133 sq m), garage internal area 177 sq ft (16 sq m), Barns internal area 5,121 sq ft (476 sq m),
 Total internal area 6,731 sq ft (625 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From the A21 take A26 towards Tonbridge. Bear right at roundabout onto the B2017. Turn left onto Postern Lane. Continue along Postern Lane, over the railway bridge, take first turning on the right into Upper Postern Lane. Continue along this lane and the drive to Postern View will be on the right hand side.

General

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band E

Services: Mains electricity, gas and water. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought

Tenure: Freehold

Guide Price: £2,000,000 for the whole

Sevenoaks

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