

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



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.

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

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 postion 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.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must statisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



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

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com struttandparker.com







Over 50 offices across England and Scotland, including Prime Central London





