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**CHARTERED SURVEYORS & ESTATE AGENTS**

## **The Old Post Office, The Street**

Ulcombe, Maidstone, Kent, ME17 1DX

**GUIDE PRICE £500,000 to £525,000**



# The Old Post Office, The Street

Ulcombe, Maidstone, Kent, ME17 1DX

## Key Features

- Three Bedroom Family Home
- No Onward Chain
- Ample Living Accommodation
- Beautifully Presented Garden
- Garage and Driveway to the Rear
- Sought After Village Location

## Description

Situated in the sought after village of Ulcombe is this beautifully presented home and former post office, The Old Post Office. This family home also has the added benefit of no onward chain.

The property offers ample family accommodation throughout and comprises entrance hall, a spacious open plan living/dining/family room with two bay windows, a second living room with feature fireplace opening into the fitted kitchen, an breakfast/dining room with french doors opening to the rear garden, an additional reception room which could also be used as a study/fourth bedroom, utility room, downstairs cloakroom, three double bedrooms, with the primary and 2nd bedroom benefitting from built in wardrobes/storage and a feature fire place and family bathroom.

Externally the property benefits from a stunning rear wrap around garden with gated parking for two vehicles to the rear, an outbuilding which could be used as a summerhouse or shed and a separate single garage.



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## Location

The quiet village of Ulcombe offers a popular primary school and is within easy reach of the M20 motorway and is only a short drive to the nearby village of Headcorn, with its range of shops and restaurants, post office and mainline train station with regular services into London Charing Cross.

Furthermore the property is within accepted distance of the illustrious Sutton Valance Prep school which is highly academically rated.

■ EPC Rating E

■ Council Tax Band F

■ Maidstone Borough Council

■ For Broadband Speed Refer to  
<https://checker.ofcom.org.uk/>

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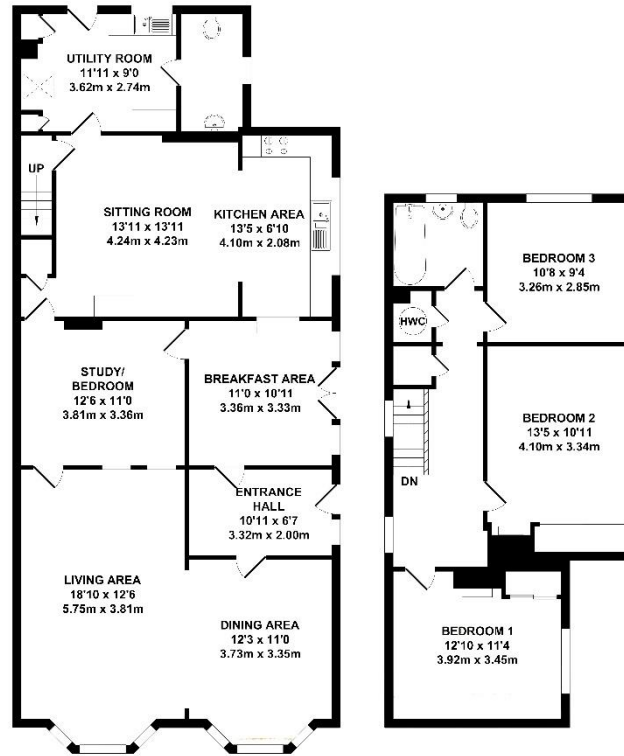








# Floorplan and Dimensions



GROUND FLOOR  
 APPROX. FLOOR AREA  
 1243 SQ.FT.  
 (115.51 SQ.M.)

FIRST FLOOR  
 APPROX. FLOOR AREA  
 651 SQ.FT.  
 (60.49 SQ.M.)

TOTAL APPROX. FLOOR AREA 1894 SQ.FT. (176.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 7 June 2024

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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