



The Old Post House, Warehorne, TN26 2LL

Asking Price £850,000



A striking, unlisted, five-bedroom three-bathroom, detached family home boasting a beautiful, newly renovated kitchen/dining/living area, two further reception rooms, study and converted garage, situated in the heart of the popular village of Warehorne.

Built in 1872, the property served as the village Post Office for many years and the accommodation has retained many original features whilst benefitting from modernisation. The entrance hall divides two reception rooms, one of which includes an open fireplace and a further doorway leads to the spacious open plan kitchen/dining/sitting area providing an excellent space for entertaining. Two sets of French doors open out onto the mature garden and patio area.

The bespoke Shaker style kitchen has been designed around a large central island with integrated dishwasher, hob with extractor above and a range of traditional style base units. On the opposite wall can be found a floor to ceiling corner larder behind full height double doors. Large patio doors open onto the garden making for a light, airy space and a useful utility area sits off to the side. The living space centres around a log burner with the ground floor WC off to one side. A stable door leads through to the garage, converted to provide a useful storage area with doorway leading to the study with access out to a parking area at the rear of the property.

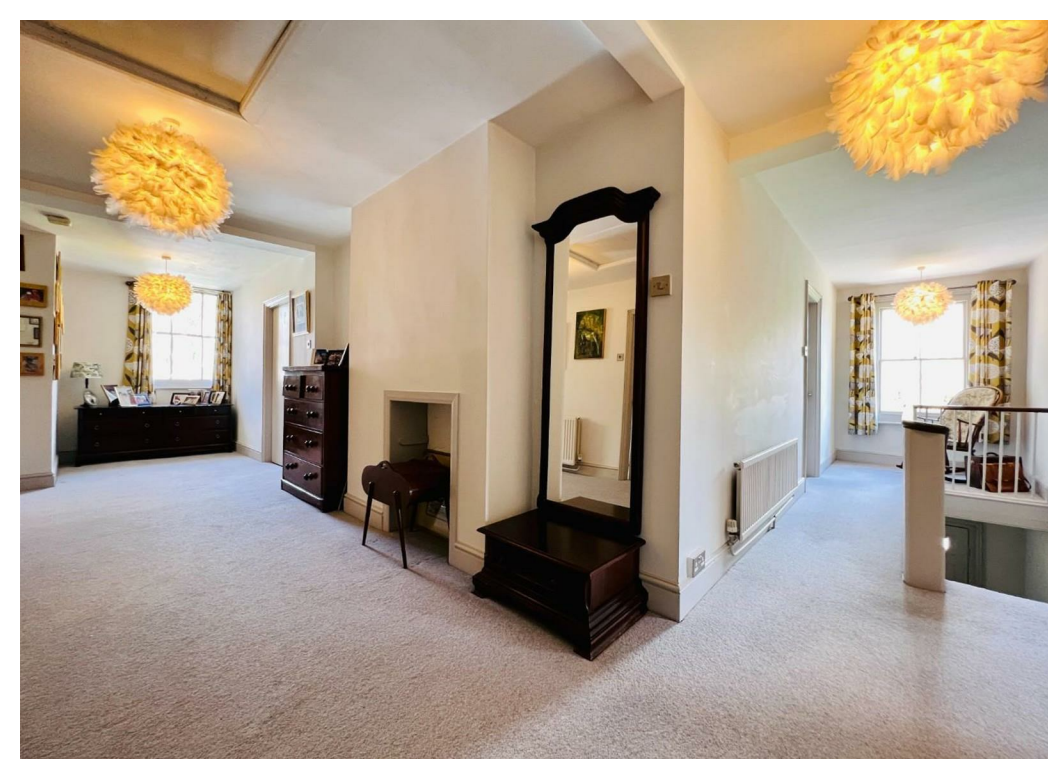
Stairs lead up to the first floor and onto the master bedroom with en-suite bath room. Dual aspect windows look out over the green and a beautiful view of St Matthew's church. A second bedroom with en-suite shower room and three further bedrooms, all of generous proportions, lead off a wide landing lit from both ends by sash windows.

The family bathroom suite comprises of a walk-in shower, WC and sink with vanity unit beneath.

The property faces directly onto the village green with its two beautiful, mature, copper beach trees. To the rear of the property is ample parking space for four vehicles. From here, a gate leads through to the beautiful rear garden which is planted with a range of fruit trees, shrubs and lawn and features a large patio and fire pit surrounded by seating.

The Old Post House is located in the popular village of Warehorne, which features a village hall, church, and The Woolpack Inn, an historic public house with restaurant.





The neighbouring village of Hamstreet offers a primary school and nursery, doctors' surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts, and the woodland nature reserve is only a short distance away.

Hamstreet has a train station offering regular services into Ashford International where the high-speed service departs to London St Pancras, or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.

Tenure - Freehold

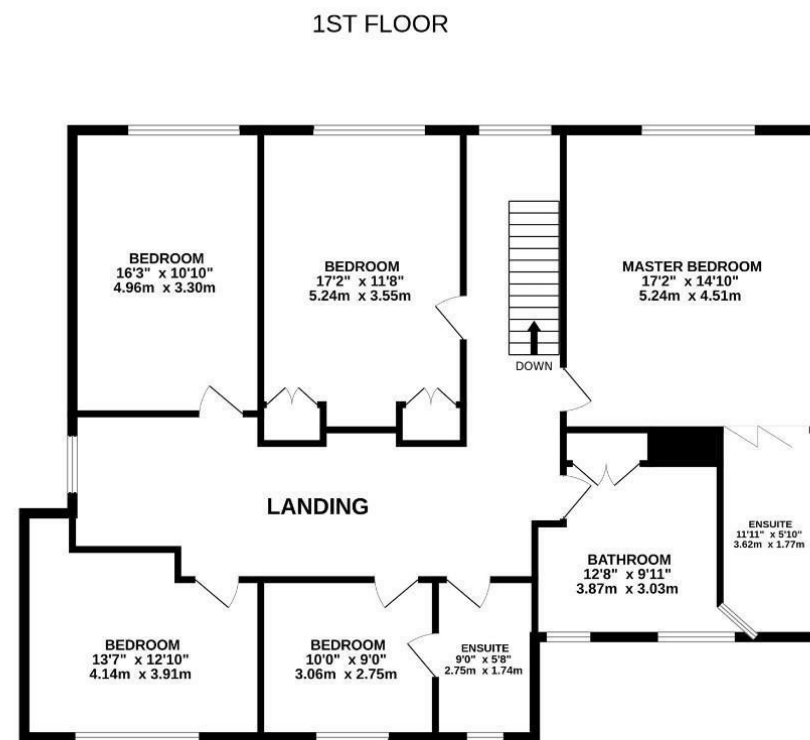
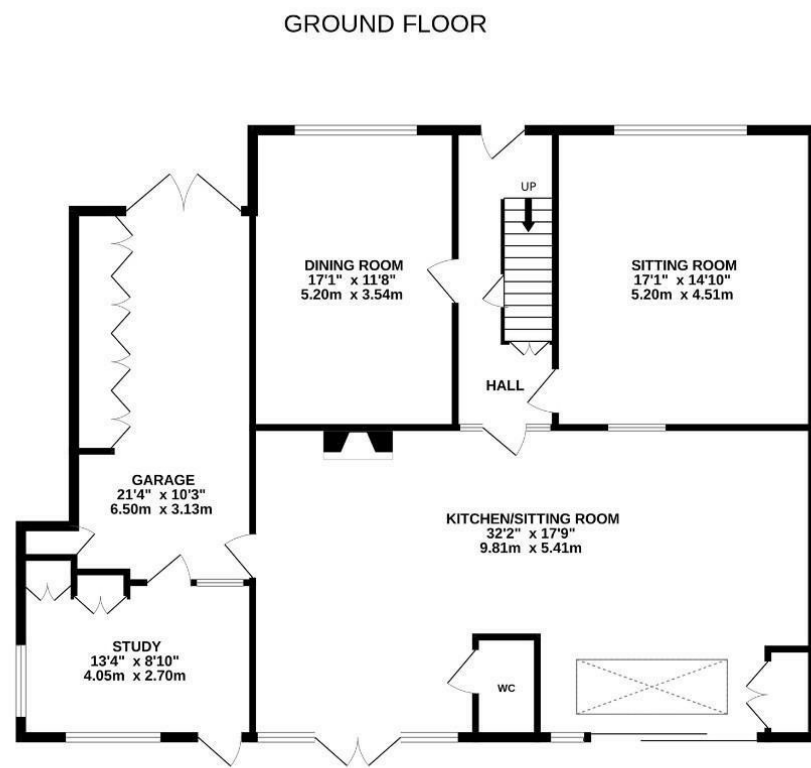
Services – Mains Water, Sewerage, and Electricity. Oil Fired Central Heating

Broadband – Average Broadband Speed 18mb – 32mb

Mobile Phone Coverage – Good

Flood Risk – Very Low

Tenure: Freehold
Council Tax Band: F



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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- STRIKING UNLISTED DETACHED FAMILY HOME
- FORMER VILLAGE POST OFFICE
- FIVE GENEROUS BEDROOMS
- THREE BATHROOMS
- STUNNING OPEN PLAN KITCHEN/DINING/LIVING AREA
- TWO FURTHER RECEPTION ROOMS
- LARGE ESTABLISHED GARDEN
- EPC RATING TBC – COUNCIL TAX BAND F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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