



PRIME
BY KINGS ESTATES



Post Office Stores

Barden Road, Tunbridge Wells, TN3 0QD

This is a rare opportunity to acquire a distinctive and highly versatile detached family home, complete with an attached self-contained former shop offering excellent potential. The main house has been thoughtfully remodelled to create a beautifully balanced living environment, blending contemporary design with character features.

Tenure: Freehold

Council Tax Band: D

EPC Energy Efficiency Rating: C

Agents Note: The vendor has applied for change of use for the former shop from commercial to residential, offering the option to incorporate it into the main house or retain it as a separate self-contained space.

- Detached Family Home In Sought After Village Location
- Remodelled Open Plan Kensington Scott Kitchen And Dining Space
- Vaulted Sitting Room With Countryside Views
- Principal Bedroom With Juliette Balcony And Ensuite
- Four Bedroom Versatile Accommodation
- Two Ensuite Shower Rooms And Family Bathroom
- Self Contained Former Shop With Office, Studio or Annexe Potential
- 150ft South East Facing Rear Garden
- Double Garage And Ample Off Road Parking
- Generous Plot Of Approximately 0.24 Acres





Occupying an elevated position within a sought-after village setting, the property enjoys far-reaching countryside views and a real sense of space, both inside and out. The inclusion of the former shop adds a unique dimension, ideal for those seeking a home with flexibility, whether for business use, an annexe, or future integration into the main house.

At the centre of the home lies an impressive open plan kitchen and dining space, carefully designed for modern living. The kitchen is finished to a high standard, featuring a comprehensive range of fitted units, integrated Neff appliances and a striking zinc topped island with breakfast bar. The vaulted dining area draws in natural light, creating an inviting and sociable space well suited to both everyday life and entertaining.

The sitting room sits just off the main living space, subtly elevated and divided by a glazed partition, allowing for a sense of separation without losing the connection to the rest of the home. A vaulted ceiling, Juliette balcony and remote controlled skylights enhance the feeling of light and openness, while perfectly framing the surrounding views.

The principal bedroom suite is a standout feature, accessed through a pair of impressive 16th Century Indian doors. This vaulted room enjoys a peaceful outlook, complete with a Juliette balcony and a well-appointed ensuite shower room. Two further double bedrooms benefit from full height fitted wardrobes and are served by the family bathroom.

On the lower ground floor, a particularly flexible fourth bedroom or garden room opens directly onto the patio via bifold doors and is complemented by its own ensuite shower room. This space lends itself well to guest accommodation, independent living or a private retreat within the home.

The attached former shop is a notable addition, currently self-contained and offering a range of possibilities. Whether retained as a workspace, adapted for lifestyle use or incorporated into the main house, it presents an exciting opportunity. The vendor has applied for change of use from commercial to residential, further enhancing its future potential.

Set back from the road, the property is approached via a driveway providing ample off-road parking and access to a double garage. To the front, there are established seating areas, while the rear garden extends to approximately 150 feet. Predominantly laid to lawn with mature borders and planting, the garden is both private and expansive, featuring two striking oak trees and a paved patio area ideal for outdoor dining. The south easterly aspect ensures the garden enjoys excellent natural light, with uninterrupted views across open countryside completing the setting.

Post Office Stores, also known as Greenacres occupies a central position within the highly regarded village of Speldhurst, a charming and well-established Kentish village known for its strong sense of community and attractive surrounding countryside. The property enjoys a slightly elevated setting along Barden Road, set back from the road itself, providing both privacy and far-reaching rural views.

The village provides a selection of everyday amenities, including a community shop and post office, alongside the highly regarded St Mary's Church of England Primary School and the historic St Mary's Church. At the heart of village life, the popular George and Dragon pub serves as a welcoming social hub, combining traditional charm with a modern gastro menu enjoyed by both residents and visitors.

The area is particularly well served by a range of highly regarded schools, making it an excellent choice for families. In addition to the village primary school, there are a number of sought-after options in the surrounding area, including Langton Green Primary School and Bidborough Church of England Primary School. At secondary level, the property falls within reach of several respected grammar and independent schools, including The Judd School, Tonbridge Grammar School, Skinners' School and Tunbridge Wells Girls' Grammar School, all of which contribute to the area's strong educational reputation.

For a wider range of shopping, leisure and dining facilities, Royal Tunbridge Wells lies approximately 4.5 miles away, offering an excellent selection of independent boutiques, restaurants and cafés, along with the renowned The Pantiles. Tonbridge is also within easy reach, providing further amenities and schooling options.

Mainline rail services from both Tunbridge Wells and Tonbridge offer regular connections to London, making the property well suited for commuters. The A21 is easily accessible, linking to the M25 and wider motorway network, as well as the south coast.

The surrounding area is particularly noted for its beautiful countryside, with a wealth of walking routes, bridleways and outdoor pursuits right on the doorstep, making this an ideal location for those seeking a balance between village living and accessibility.



Approximate Gross Internal Area = 231.0 sq m / 2486 sq ft
Garage = 25.2 sq m / 271 sq ft
Total = 256.2 sq m / 2757 sq ft
(Excluding Covered Area)

 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1285644)

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