

Old Post Office, The Street, Smarden, Ashford, TN27

Approximate Area = 1338 sq ft / 124.3 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 1353 sq ft / 125.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). ©nichcom 2025. Produced for Simon Miller & Company. REF: 1279300

THE OLD POST OFFICE

THE STREET

SMARDEN

TN27 8QA

OFFERS IN REGION OF £475,000

FREEHOLD

EPC REPORT: N/A



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE
APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



PERIOD HOMES

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This deceptive Grade II listed home offers a wealth of character throughout and is located in this enviable position in the heart of the village. With a number of original features and boasting a modern quality fitted kitchen and both downstairs bathroom and upstairs shower room, this two double bedroom home provides comfortable modern living within a beautiful historic home.



Property Features

- Unique Grade II Listed Home
- Heart of this Historic Village
- Spacious Lounge/Dining Room
- Wealth of Character Throughout
- Two Double Bedrooms
- Bathroom and Separate Shower Room
- Secluded Courtyard Garden
- Beautifully Presented Throughout



A timber door leads into the spacious dual aspect lounge/dining room, with its beamed ceilings, timber floors and feature corner brick fireplace. From here, a step up leads to the luxurious kitchen, with its range of wall and base units with granite work surfaces and part vaulted ceiling with an attractive feature cast iron stove. The utility area beyond has a door taking you to the rear courtyard and onto the three piece bathroom, with feature claw foot roll top bath. Upstairs, the landing leads to the two double bedrooms, one with hidden office area and a modern three piece shower room. Outside, there is a secluded paved courtyard, an ideal setting for a summers evening.

The Old Post Office is located on the corner of this popular road in the very centre of this historic village, boasting its own Church, thriving Community Shop with Post Office, village hall, Primary School, Sports and Recreational Ground, and butcher's shop as well as three well-respected pubs. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and pubs and for the commuter, mainline train services with direct access into London Charing Cross.

MATERIAL INFORMATION Freehold, Council Tax Band: D, EPC Report: N/A, Broadband: Copper & Fibre

