



The Street, Postling

- Detached Countryside House
- Large Sitting Room approx 31'2 x 13'.1
- Modern Kitchen/dining room - separate utility room
- Rear gardens with detached summer house/Gym
- Four Bedrooms - Three bathrooms
- Lovely Bright Conservatory
- Quiet village location - Countryside views
- Gravel driveway Generous Parking - Detached Double Garage

Asking Price £895,000

HUNTERS®
HERE TO GET *you* THERE

The Street, Postling

DESCRIPTION

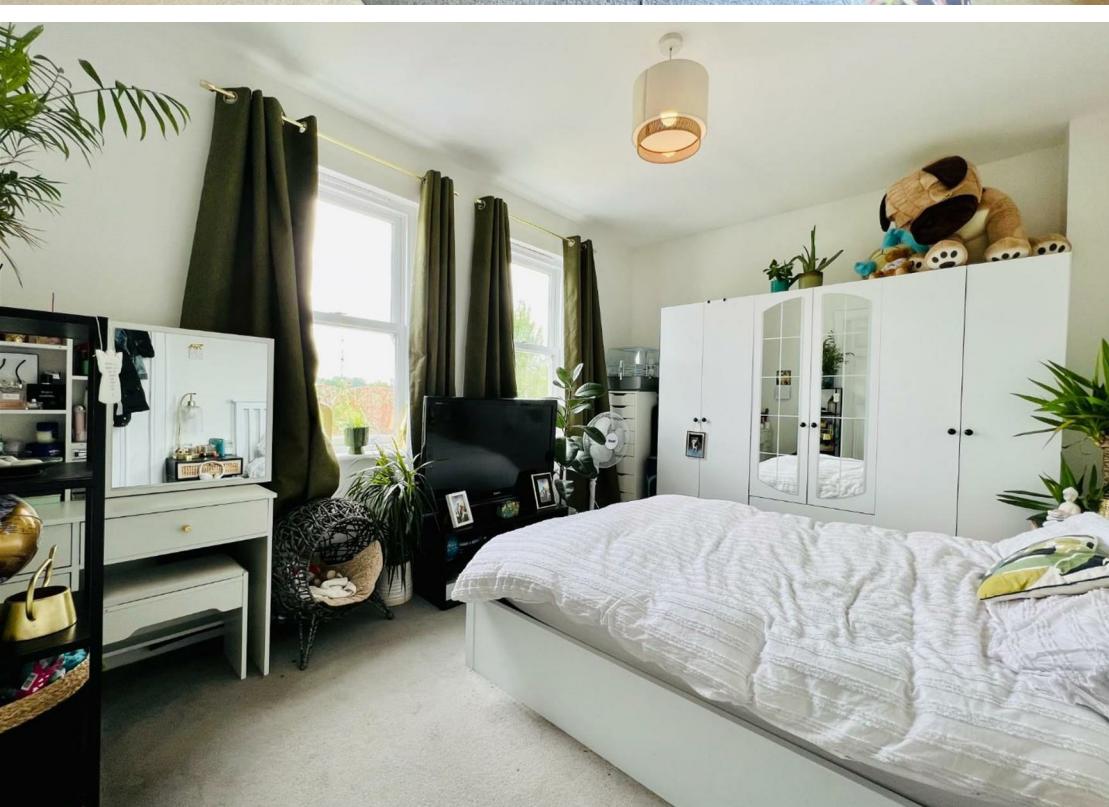
Wayfarers sits handsomely within its landscaped gardens and adjoin local countryside, which are a lovely feature of the property.

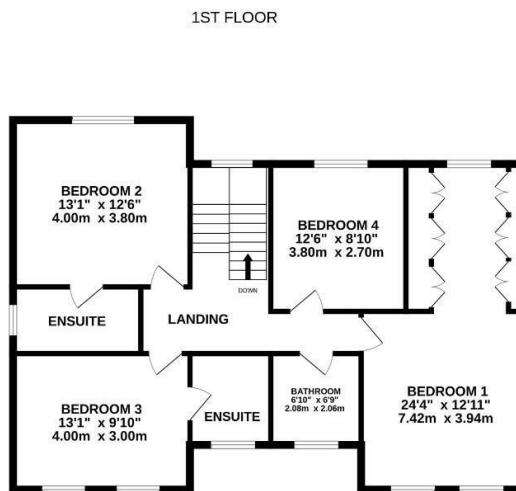
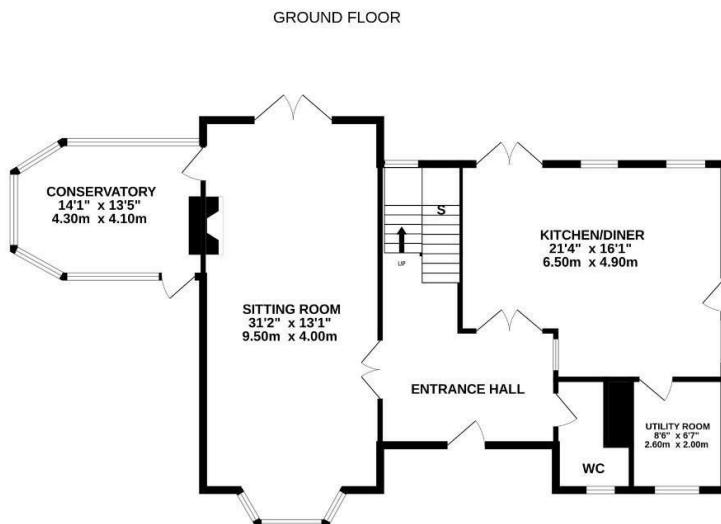
This detached family home which is approx 2153 sq ft has been beautifully updated and modernised to a very high standard. The generous size entrance hall with modern cloakroom and wc, double doors leads into a large sitting room, solid wood flooring, double glazed windows to front and patio doors to rear. Access door into a lovely conservatory with insulated pitched roof, radiator, access to and from front elevation. The very modern kitchen/dining room has a been designed with a generous arrangement of units to wall and base, built in Neff oven and microwave over, integrated dishwasher and fridge freezer, solid wood work surfaces, central matching style island with inset induction hob and stainless steel extractor over, tiled flooring separate utility room with spaces for appliances, floor fitted oil fired boiler. Access out to rear gardens.

Upper floor landing provides four double size bedrooms, two having en-suites and a separate family size bathroom. Main roof space is partially boarded and provides an opportunity for expansion subject to usual planning consent.

Front elevation has lovely countryside views, graveled driveway, providing parking space for a number of vehicles, detached double garage, with mezzanine storage, light, power and electric charging point for electric vehicles. Lawn areas and mature trees, access from both sides to rear garden, there is a bespoke gym within a detached timber built summer house. gardens are mainly laid to lawn, large paved patio for family entertaining, panoramic views over countryside and communally owned paddock, views up to the ancient Grade 1 Church of St Mary & St Radigund. "The local village hall provides a popular nursery for pre-school children".







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.

Made with Metropix ©2023

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 74 |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

156a High Street, Hythe, CT21 5JU

Tel: 01303 261557 Email:

hythe@hunters.com <https://www.hunters.com>



HUNTERS®
HERE TO GET *you* THERE