



'Our Focus Determines Your Reality'



Maidstone Road
Sutton Valence
Kent
ME17 3LS



Entrance Hall * Drawing Room * Sitting Room * Dining Room
Study * Conservatory * Kitchen/Breakfast/Family Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Guest Bedroom with Ensuite
Four Further Bedrooms
Family Bath and Shower Room * Family Bathroom

Delightful Mature Garden * Summer House
Double Garage * Off Road Parking



ATTRACTIVE FAMILY HOME WITH VIEWS

Built in the 1990's with later additions this attractive, detached, 3,330sq.ft. property provides a comfortable family home over three floors. The delightful enclosed garden offers a Summer House and terracing ideal for enjoying the far reaching views across open farmland.

The immaculately presented family accommodation consists of an entrance hall leading to a drawing room with fireplace which in turn opens into the conservatory and the dining room. The dining room opens into the kitchen/breakfast/family room, there is also a utility room, study and cloakroom on the ground floor. On the first floor there is a principal bedroom with built-in storage and ensuite shower room, a triple aspect guest bedroom with ensuite shower room, three further bedrooms and a family bath and shower room. On the second floor there is a double bedroom and a bathroom.

Outside the property is approached across a herringbone brick driveway which provides ample off road parking and leads to the detached double garage. The mature enclosed garden to the rear is laid predominantly to lawn with well-stocked flower and shrub beds, a paved terrace and a raised terrace with a charming summer house.

Located on the outskirts of the village of Sutton Valence, the property is conveniently situated for access to the County Town of Maidstone and the mainline station at Headcorn.



SUTTON VALENCE

The village of Sutton Valence benefits from a few local shops including a Post Office, two hair dressers and three public houses and the renowned Sutton Valence School.

More extensive shopping is available in the nearby County Town of Maidstone or in Headcorn.

SCHOOLS AND CONNECTIONS

As well as Sutton Valence School there are a number of well-regarded schools in the area for children of all ages, in the form of both independent, public and state schools. More details can be obtained by visiting the website www.kent.gov.uk.

There are Mainline Stations at Maidstone, Headcorn, Staplehurst and Marden and easy access to the road network with good connections to the city and the coast.



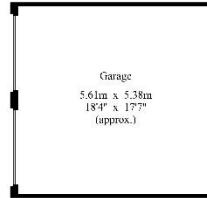


The Birches

Gross Internal Area : 309.4 sq.m (3,330 sq.ft.)
(Not including Garage)



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Energy Performance Certificate

The Birches, Maidstone Road, Sutton Valence, MAIDSTONE, ME17 3LD

Dwelling type: Detached house Reference number: 0474-2833-7017-2190-5251
 Date of assessment: 17 September 2020 Type of assessment: RUS/A1, existing dwelling
 Date of certificate: 17 September 2020 Total floor area: 288 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,569
Over 3 years you could save:	£ 417

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 405 over 3 years	
Heating	£ 4,693 over 3 years	£ 4,426 over 3 years	You could save £ 417 over 3 years
Hot Water	£ 301 over 3 years	£ 301 over 3 years	
Totals	£ 5,569	£ 5,442	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

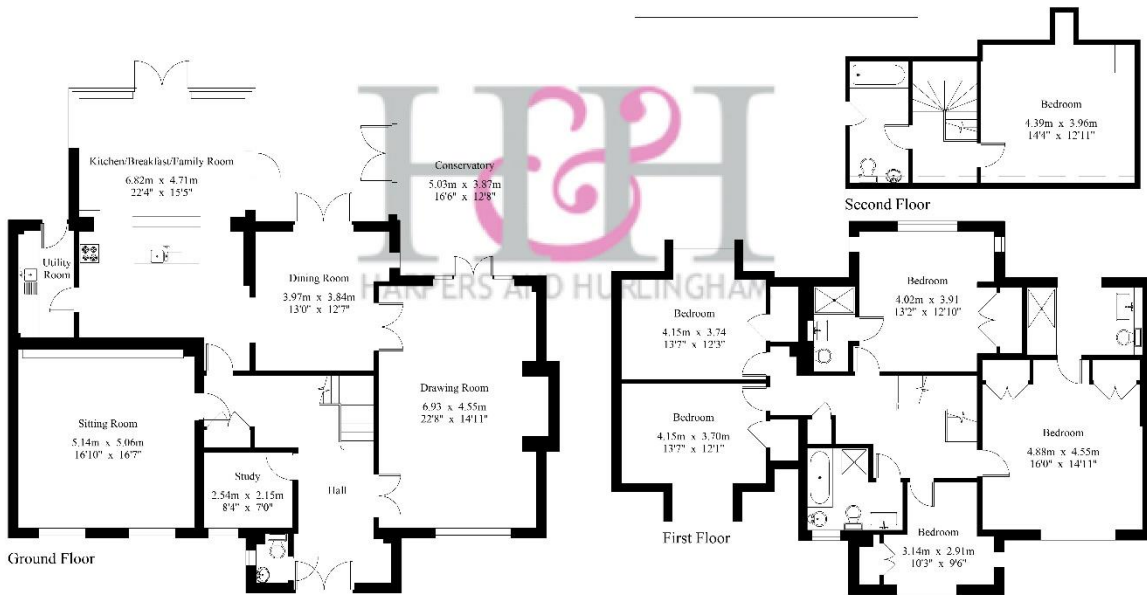
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£200 - £1,200	£ 417
2 Solar photovoltaic panels 2.5 kWp	£3,500 - £5,500	£ 1,041

To receive advice on what measures you can take to reduce your energy bills, visit www.gov.uk/energy-advice or call Freephone 0800 444322. The Green Deal may enable you to raise your home warmer and cheaper to run.



SERVICES

All mains services connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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