



'Our Focus Determines Your Reality'





East Sutton Road  
East Sutton  
Sutton Valence  
Kent  
ME17 3DU



Entrance Porch \* Drawing Room \* Sitting Room \* Dining Room  
Garden Room \* Kitchen/Breakfast Room \* Utility/Boot Room  
Cloakroom \* Cellar – Boiler/Store Room

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Principal Bedroom with Ensuite \* Guest Bedroom with Ensuite  
Four Further Double Bedrooms \* Family Bath/Shower Room  
Family Bathroom

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Garden and Paddock Approx. 1.6 Acres \* Spacious Outbuilding  
Garden Stores



## RESTORED GRADE II LISTED HOUSE

This well presented Grade II Listed former Weaver's House, understood to date from the mid-16th Century, is full of period features including timbered ceilings and floors, fireplaces and an impressive medieval oak staircase.

With unusually high ceilings for a house of this age, the accommodation consists of an entrance porch opening into the drawing room with fireplace, a sitting room with fireplace, a triple aspect dining room, a kitchen/breakfast room with steps down to a garden room, a utility/boot room with door to outside, and a cloakroom on the ground floor. There is a hatch in the kitchen which leads down to the cellar which doubles as a boiler/store room.

On the first floor there is a principal bedroom with ensuite bath and shower room, a guest bedroom with an ensuite bathroom, a further double bedroom and a family bath and shower room. On the second floor there are three further double bedrooms and a family bathroom.

Outside, gates open onto a herringbone brick drive which wraps around the property and provides ample off road parking. The stunning manicured gardens are laid predominantly to lawn with a paved terrace and mature planting. There is also a paddock. In total the property sits approximately 1.6 acres.





## SUTTON VALENCE

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.

## HEADCORN

Headcorn offers a variety of shops including a small supermarket, post office, butcher, baker, florist, restaurants, petrol station and other everyday amenities such as sporting and recreational facilities.

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

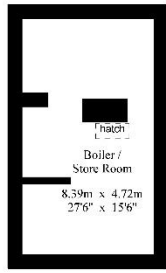
## SCHOOLS AND CONNECTIONS

As well as Sutton Valence School there are a number of well-regarded schools in the area in the form of both independent, public and state schools. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

There is a mainline station at Headcorn and easy access to the road network with good connections to the city and the coast.



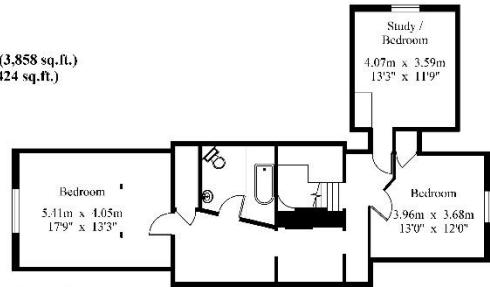




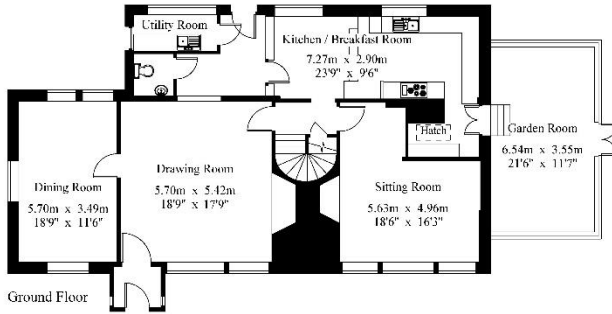
Cellar

## Brissenden House

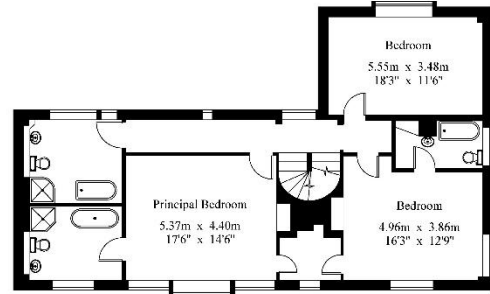
House - Gross Internal Area : 358.5 sq.m (3,858 sq.ft.)  
 Cellar - Gross Internal Area : 39.4 sq.m (424 sq.ft.)



Second Floor



Ground Floor



First Floor

0 2 4 6 8 10 12 14 Feet  
 1 2 3 4 Metres  
 For Identification Purposes Only.  
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## SERVICES

Mains electricity. Oil fired central heating. Private water via spring into the cellar, filters and UV light treatment. Private Klargester drainage located behind the black garden shed.

EPC Rating: n/a

Neighbour has access to his vineyard across road entrance to the field.

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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