



'Our Focus Determines Your Reality'



SUTTON VALENCE

Broad Street
Sutton Valence
Kent
ME17 3AJ



Sitting Room * Dining Room * Kitchen/Breakfast Room

Principal Bedroom * Two Further Bedrooms
Family Bathroom

Rear Terrace



DETACHED CHARACTER VILLAGE COTTAGE

This quintessential detached country cottage, in a charming wealden village, has been tastefully restored and offers deceptively spacious living space spanning four storeys.

The accommodation benefits from period features including solid oak floors and fireplaces, with the clever use of glass providing extra light. On the lower ground floor there is a double aspect kitchen/breakfast room with an original working aga and a door leading to the rear terrace. A sitting room opening into a dining room are on the ground floor with back-to-back fireplaces and exposed floorboards.

On the first floor there is a principal bedroom with fireplace and feature curved wall, a second bedroom and a family bathroom. A spiral staircase follows the curvature of the wall in the principal bedroom to the bedroom on the second floor.

The outside space, whilst limited, has been gravelled and decked to provide somewhere to sit and enjoy some fresh air.



SUTTON VALENCE

The village of Sutton Valence benefits from a few local shops including a Post Office, two hairdressers, two 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

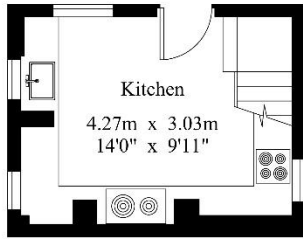
As well as Sutton Valence School there are a number of well-regarded schools in the area for children of all ages, in the form of both independent, public and state schools. More details can be obtained by visiting the website www.kent.gov.uk.

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.

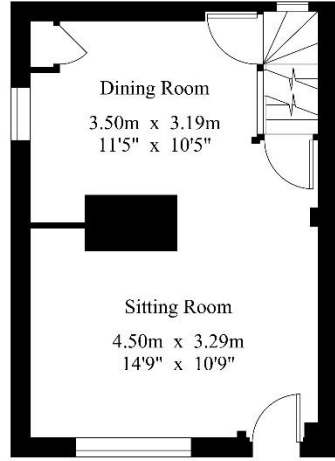


Cross Cottage

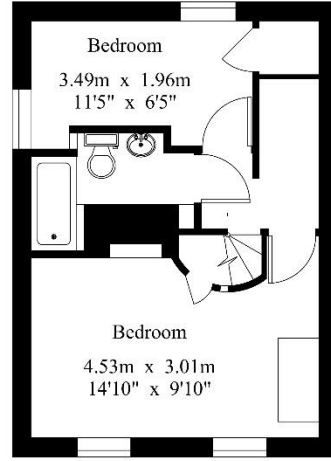
Gross Internal Area : 91.8 sq.m (988 sq.ft.)



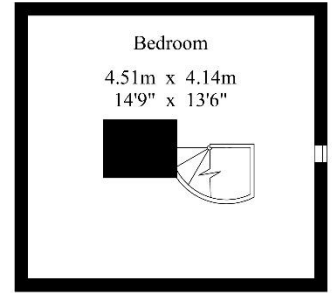
Lower Ground Floor



Ground Floor



First Floor



Second Floor



For Identification Purposes Only.
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SERVICES

All mains utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band D

EPC Rating: F

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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