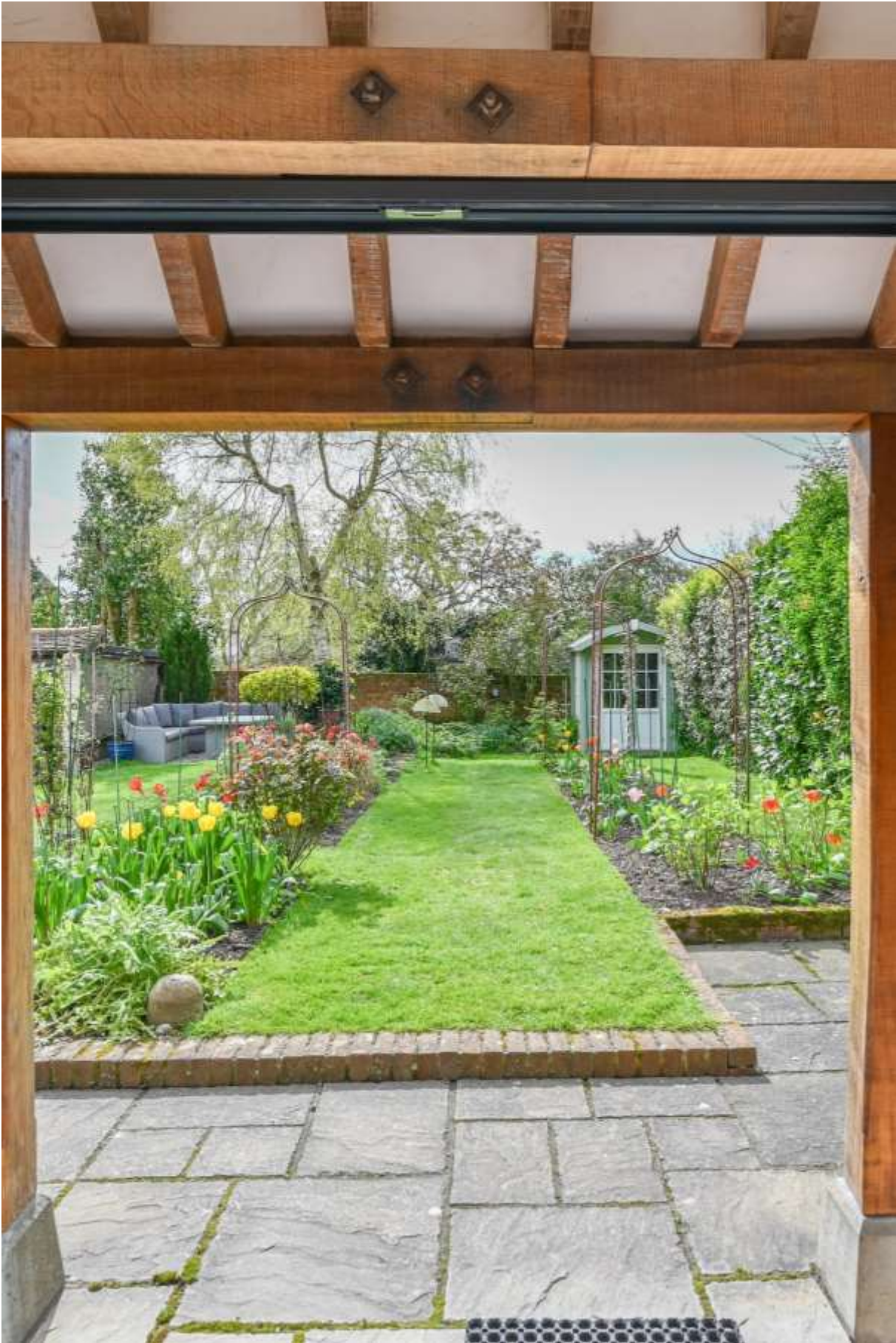




'Our Focus Determines Your Reality'



Boyton Court Road  
Sutton Valence  
Kent  
ME17 3BY



Sitting Room \* Kitchen/Dining Room \* Cloakroom

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Principal Bedroom \* Further Double Bedroom  
Family Shower Room

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Delightful Garden \* Garage



## STRIKING CONVERTED BARN

Believed to date from 1900, this striking barn is part of a farm hamlet situated on a country lane on the outskirts of Sutton Valence. Presented in immaculate condition throughout, the many original beams are a feature of the barn, which sits in a delightful garden with far reaching countryside views.

The accommodation consists of a sitting room with fireplace and log burning stove, an inner hallway, walk through storage opening into the light filled kitchen/dining room with doors to the veranda and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom, a further double aspect double bedroom, and a family shower room.

Outside the barn is approached across a shared drive to a driveway leading beside to barn to the garage. The garden is laid predominantly to lawn with mature hedging, well-stocked flower and shrub beds, areas of terrace and a Summerhouse.

Sutton Valence is located on the Greensand Way which is great for walkers, and is conveniently situated for mainline stations into London within the hour and the M20.



## SUTTON VALENCE

The village of Sutton Valence benefits from two hairdressers, two public houses and the renowned Sutton Valence School.

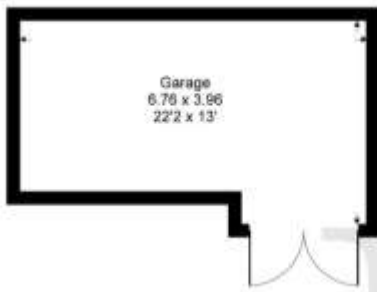
There are a range of Boutique Shops in the nearby town of Headcorn and more extensive shopping is available in Maidstone.

## SCHOOLS AND CONNECTIONS

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

There are mainline train stations at Headcorn and Maidstone and easy access to the M20, all of which offer good connections to the city and the coast.





## Boyton Court Barn East, ME17

Approximate Gross Internal Area = 113 sq m / 1221 sq ft

Approximate Garage Internal Area = 24 sq m / 259 sq ft

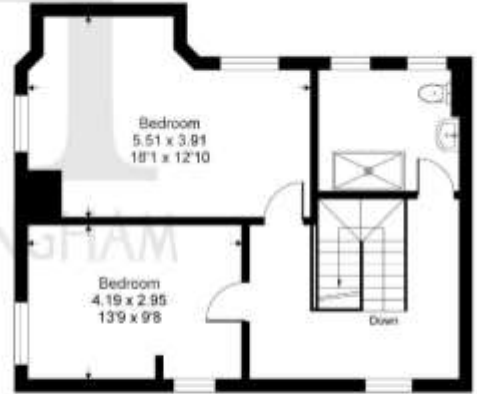
Approximate Total Internal Area = 137 sq m / 1480 sq ft



Garden  
17.96  
58'11  
(Approx)



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### SERVICES

Mains electricity and water. Oil fired central heating. Log burning stove. Shared private drainage.

Maidstone Borough Council - Council Tax Band E

EPC Rating: D- full details available on request

Covenants apply to this property.

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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