



‘Our Focus Determines Your Reality’



Broad Street
Sutton Valence
Kent
ME17 3AJ



Sitting Room * Family Room * Dining Room * Study * Kitchen
Utility Room * Cloakroom * Shower Room * Three Cellars

Principal Bedroom Ensuite * Four Further Double Bedrooms, All Ensuite
Landing/Library

Stunning Terrace Garden with Far Reaching Views across the Weald
Outbuilding * Off Road Parking



STUNNING GRADE II LISTED FORMER PUBLIC HOUSE

This stunning Grade II Listed former public house occupies a prominent position in the village of Sutton Valence. The property is a substantial Wealden Hall House and has been dated using dendrochronology to 1413. With impressive timberwork and high ceilings, this spacious property has been renovated and restored to a very high standard including rewiring and a new central heating system. The property is complemented by a well-stocked, four terrace garden reaching to the Greensand Ridge behind.

The accommodation consists of a sitting room opening into a family room, dining room with bay window, study with bay window, a kitchen with doors to the garden, utility room, cloakroom and shower room on the ground floor. Three staircases lead to the first floor where there is a galleried landing/library, a principal bedroom with ensuite bath/shower room and three further double bedrooms, two with an ensuite bathroom and one with an ensuite bath/shower room. On the second floor there is a further double bedroom with ensuite shower. The property also boasts three cellars.

Outside a drive to the side of the property leads to parking to rear. Four terraces create the delightful garden from which there are far reaching views across the Weald of Kent. There is also an outbuilding which was previously stables.



SUTTON VALENCE

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





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 299496



SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: n/a

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.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com