

'Our Focus Determines Your Reality'



# Rectory Lane Sutton Valence Kent ME17 3BS



Entrance Hall \* Sitting Room \* Dining Room Kitchen/Breakfast/Family Room \* Utility Room \* Cloakroom

Principal Bedroom with Ensuite \* Three Further Bedrooms Family Bath/Shower Room \* Shower Room

Enclosed Garden \* Garage \* Extensive Off-Road Parking





#### TUCKED AWAY DETACHED FAMILY HOME

Built in the 1960s with later additions, this attractive detached family home occupies a tucked-away position in the sought-after village of Sutton Valence.

Filled with light, the well-proportioned accommodation is presented in immaculate order throughout and consists of an entrance hall with steps leading down to the double aspect sitting room which has a log burning stove, door to the garden and windows onto the dining room. Also on the ground floor there is a stunning kitchen/dining/family room with tri-fold doors onto the terrace and a door into the adjoining garage, a utility room and cloakroom.

The bedrooms on the first floor all enjoy stunning views across The Weald; there is a principal bedroom with built-in storage and an ensuite shower room, two double bedrooms, a good size single which is currently used as a study, a family bath/shower room and a separate shower room.

Outside, double gates open onto the gravel drive which leads to the garage and provides extensive off-road parking. The 0.3 acre plot also includes an attractive enclosed garden which is laid to lawn with established flower and shrub beds, mature trees and a brick terrace.







### **SUTTON VALENCE**

The village of Sutton Valence benefits from a few local shops including a Post Office, farm shop, 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.

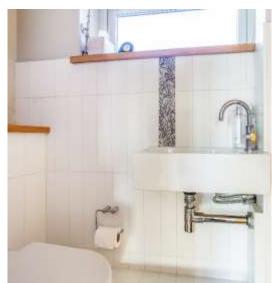
### SCHOOLS AND CONNECTIONS

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 London and the coast.









#### Approximate Area = 176.3 sq m / 1898 sq ft (Including Garage)





First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 327747







## **SERVICES**

All mains utilities connected. Gas fired central heating. Wifi speed 51 Mbps

Maidstone Borough Council - Council Tax Band F

EPC Rating: D – full details available on request

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