



'Our Focus Determines Your Reality'



CHART
SUTTON

Green Lane
Chart Sutton
Kent
ME17 3ET



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

Principal Bedroom, Ensuite * Four Further Double Bedrooms
Family Bathroom

Grounds approx. 0.9 Acres * Double Garage * Detached Barn
Parking for Several Cars



CHARMING EARLY 19TH CENTURY DETACHED FARMHOUSE

Sitting in just under an acre, this charming farmhouse provides a comfortable, character filled family home. Believed to date from the early 19th century with later additions, the detached farmhouse occupies a country lane location on the outskirts of the popular village of Chart Sutton, which whilst rural is conveniently situated for access to the main road and rail networks.

The accommodation consists of an entrance hall, sitting room with fireplace, double aspect dining room with bay window, family room with fireplace and doors to the garden, double aspect study, kitchen/breakfast room with doors to outside, a utility room and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite shower room, four further double bedrooms and a family bathroom.

A sweeping drive leads to the double garage with attached storeroom and garden store. The garden is laid predominantly to lawn with a paved terrace, established hedgerows and mature trees. Within the grounds there is also a detached barn.



OUTSIDE

Outside the property sits in approximately an acre of grounds, including a large lawn bordered by mature trees and shrubs and an extensive driveway which allows for ample parking. The property has a charming old school playground which could be turned into a tennis court or used to create outside entertaining space to enjoy the views across the Weald. There are also several outbuildings which could be converted subject to the necessary planning permissions.

CHART SUTTON

Chart Sutton is an attractive village set amongst delightful countryside and offers a convenient community shop and village hall. The adjacent village of Sutton Valence benefits from a few local shops including a Post Office and the renowned Sutton Valence School. More extensive shopping is available in the nearby village of Headcorn and the County Town of Maidstone.

SCHOOLS AND CONNECTIONS

The property is on the doorstep of the renowned Sutton Valence School with entry from 2-18 years. There are also a number of well-regarded independent, state and grammar schools in the area for children of all ages.

Travel links include a main line station at Staplehurst (4 miles, London approximately 1 hour) and the M20 (5 miles) leading to London or the coast.

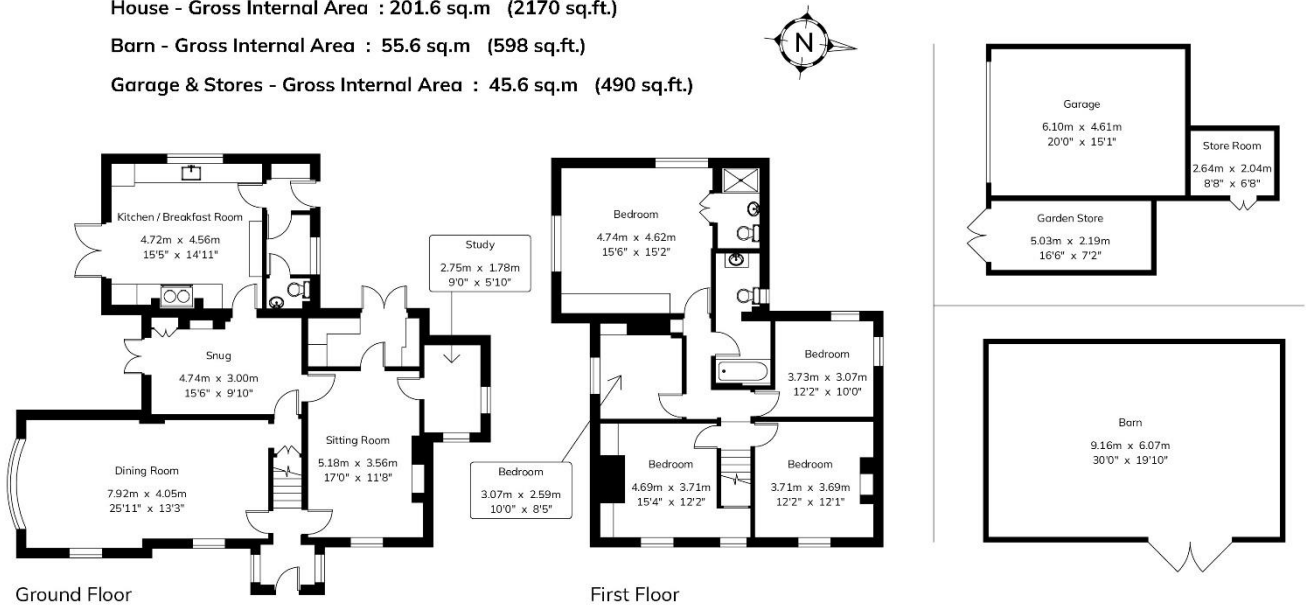


Hollands Farm

House - Gross Internal Area : 201.6 sq.m (2170 sq.ft.)

Barn - Gross Internal Area : 55.6 sq.m (598 sq.ft.)

Garage & Stores - Gross Internal Area : 45.6 sq.m (490 sq.ft.)



3 6 9 12 15 Feet For Identification Purposes Only. © 2025 Trueplan (UK) Limited (01892) 614 881



SERVICES

Mains electricity and water. Oil fired central heating, new oil tank in 2024. Graf SBR sewage treatment plant. Wifi network installed, ensuring wifi throughout the house and grounds with power-over-ethernet sockets in the study and one of the upstairs bedrooms.

Maidstone Borough Council - Council Tax Band G

EPC Rating: E

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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