



‘Our Focus Determines Your Reality’



Chart Road  
Sutton Valence  
Kent  
ME17 3AW



Entrance Hall \* Kitchen/Dining/Sitting Room  
Two Double Bedrooms \* Shower Room

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Principal Bedroom \* Bathroom

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Enclosed Garden \* Garage/Workshop  
Brick Laid Driveway Parking





## ATTRACTIVE DETACHED FAMILY HOME WITH VIEWS

With the most stunning views, this attractive detached property offers stylish contemporary open-plan accommodation. Having begun life as a bungalow and recently been extended to provide a comfortable family home finished to a very high standard, the property is complemented by an enclosed garden and the detached garage/workshop.

The accommodation consists of an entrance hall with sliding double doors opening to reveal the stunning view through the triple sliding doors in the open-plan kitchen/dining/sitting room, where there is a log burning stove and the kitchen area is double aspect with a door to the outside; also, on the ground floor there are two double bedrooms and a shower room.

On the first floor there is a principal bedroom which takes full advantage of the views and has extensive built-in storage, and a bathroom.

A brick laid driveway wraps around a feature flower and shrub bed, provides ample off-road parking and leads to the detached garage and workshop. A gate in the fence leads to the garden to the rear, which is enclosed, laid predominantly to lawn with flower and shrub beds, a paved terrace and steps leading up to an elevated terrace again taking full advantage of the views.



## 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.

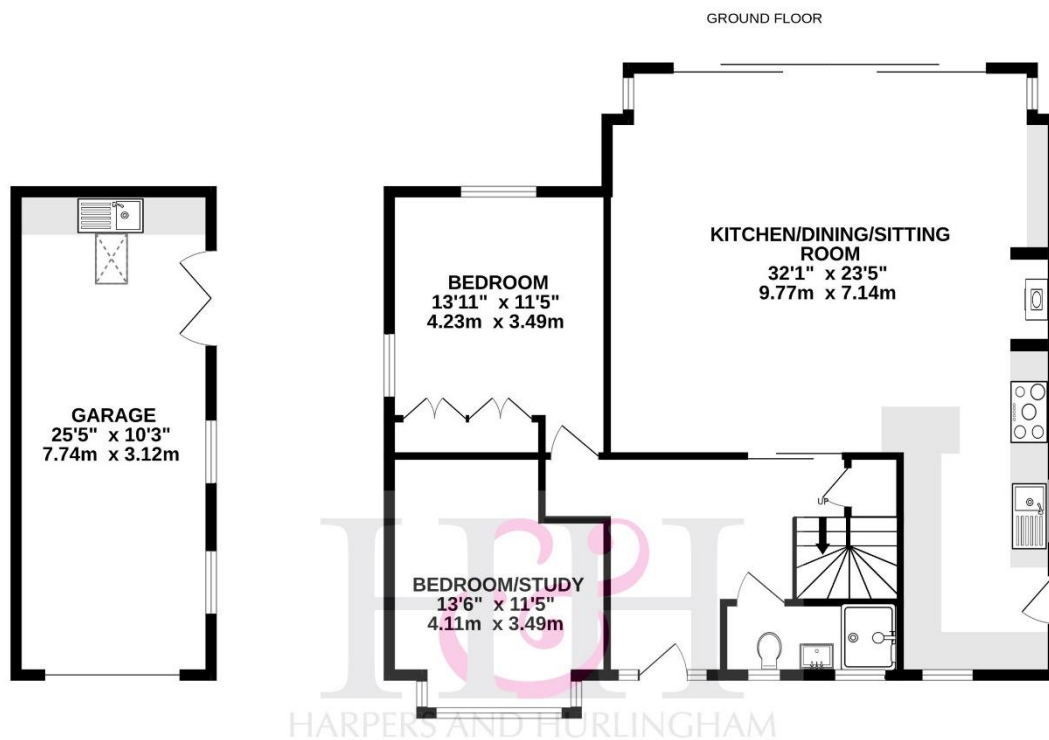
## SCHOOLS AND CONNECTIONS

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](http://www.kent.gov.uk).

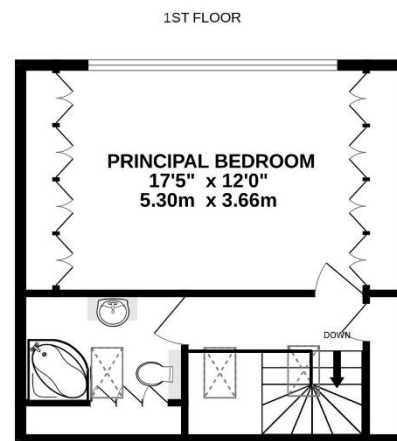
There are Mainline Stations at Maidstone, Headcorn, Staplehurst and Marden and easy access to the road network with good connections to London and the coast.







TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding the garage) 1,462SQ.FT. (235.8SQ.M)  
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

All mains utilities connected. Gas underfloor heating.

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](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)