



Madeleine Rose

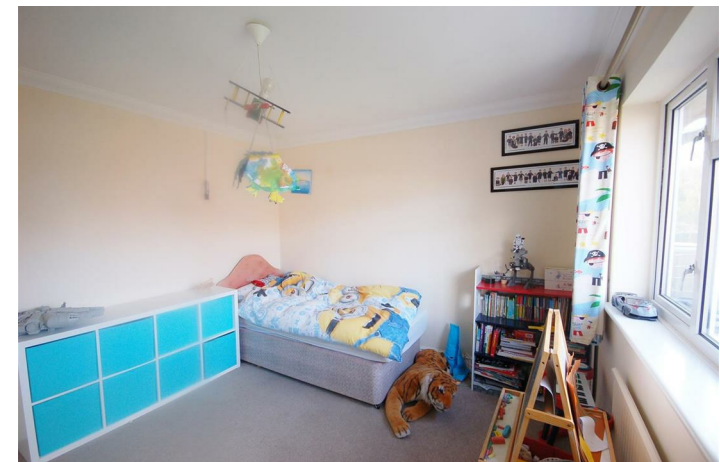
AGENTS *for* FINE  
COUNTRY HOMES & COTTAGES



# Charthurst Chart Road, Sutton Valence, Maidstone, Kent, ME17 3AW

Headcorn and Rail Station - 3.5 miles  
Maidstone - 6.2 miles  
Staplehurst - 3.7 miles  
Ashford - 18.3 miles  
(all approximate distances)

This immaculately presented four bedroom detached family home, with far reaching views over the Weald of Kent, is situated on the edge of the sought after village of Sutton Valence within walking distance to the local pubs, hairdressers, post office and Sutton Valence Preparatory and Senior School.





Location

Situated off a shared private drive on the edge of the popular village of Sutton Valence, benefitting from good local facilities including pubs and the highly regarded Sutton Valence School. The village of Headcorn offers a more comprehensive range of shops and mainline station with links to Charing Cross/Ashford in approximately 65/15 mins. The county town of Maidstone is 6.2 miles with two mainline stations, one serving London Victoria and a very comprehensive range of shops, schools and recreational facilities. Junction 8 of the M20 is approximately 4 miles.

Description

Positioned along the ridge of the Weald of Kent and within the village of Sutton Valence lies this attractive detached home ideal for the growing family. The wide entrance hall with parquet flooring leads to a coat store and WC, doors to the living areas and kitchen with sweeping stairs to the 4 bedrooms. The kitchen has a tiled floor with white units and wood effect work tops, integrated cooker with gas hob and extractor above. There is access to the garden so ideal for the young ones to kick off their boots. The open plan dining and lounge area is triple aspect, with sliding patio doors opening from the dining area to a paved patio. Lovely views can be enjoyed from the lounge whilst warming yourself by the fire.

On the first floor there are 3 bedrooms, the larger at the front with a triple fitted wardrobe and large picture window with views over the Weald. A large family bathroom has a shower as well as a separate bath. To the second floor there is a double bedroom with ensuite again with views over the Weald.

Gardens

A shared driveway separates to the front of the house

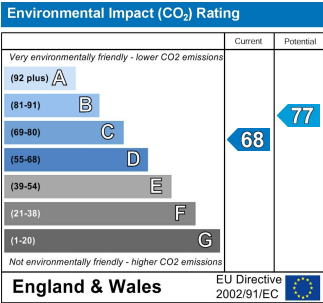
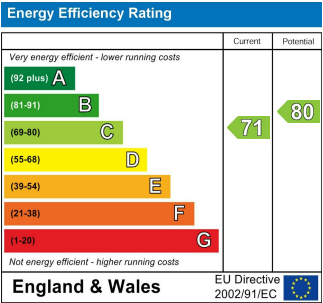
where there is ample parking for approximately 4 cars and a lawn garden with borders of established shrubs framing the distant views of the Weald, an ideal spot to sit and relax. There is pedestrian access to the rear through a gate offering a raised lawn and a lower paved patio area.

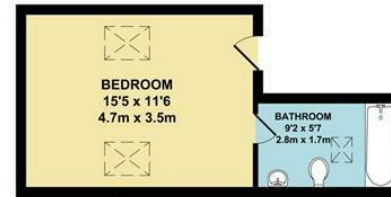
Services

Mains Water, Electricity, Gas and Private Drainage.

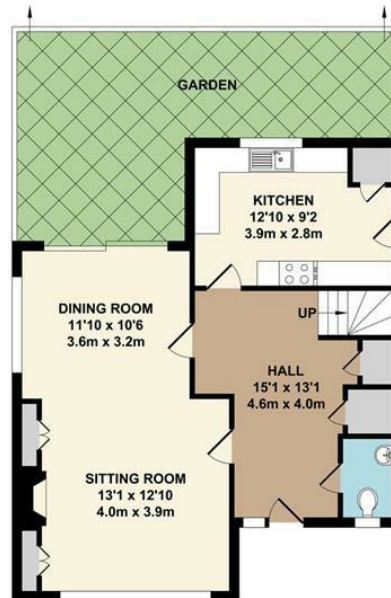
Council Tax

Maidstone Borough Council - Tax Band F





2ND FLOOR  
APPROX. FLOOR AREA  
226 SQ.FT.  
(21.03 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
594 SQ.FT.  
(55.19 SQ.M.)



1ST FLOOR  
APPROX. FLOOR AREA  
555 SQ.FT.  
(51.59 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1376 SQ.FT. (127.81 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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