



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Warmlake Orchard

Sutton Valence, Maidstone, Kent, ME17 3LR

Guide Price £950k to £995k

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Key Features

- Five Bedroom Family Home
- Bedroom Five Doubles as an Office/Annexe
- Sought After Location
- No Onward Chain
- Double Garage
- Private Gated Entrance

Description

An exquisite home located at the end of an exclusive gated development of just ten properties in the popular Kent village of Sutton Valence. This stunning country residence has been meticulously designed and specified with individual features in mind, resulting in a luxurious new home of immense character and charm. The property is arranged over two floors, giving a perfect balance of generous living and entertaining space. The imposing double height reception hall affords access to the three principle living and entertaining areas.

To the front of the property is a living room, which is flooded with light from the large bay window, whilst to the rear of the property, a spacious family/living room extending to 24'7" overlooks the rear garden, which is accessed by large bi-fold doors. The double aspect kitchen/dining room is located to the middle of the house and features an impressive vaulted ceiling, creating a voluminous and bright hub for the home. The kitchen features a range of bespoke fitted cabinetry, a full range of appliances and dining area. The downstairs cloakroom would not be out of place in a 5* boutique hotel and there is a useful utility room with separate access into the garden. The double garage can also be accessed directly from a second lobby area.

Two separate staircases give access to the first floor. Four double bedrooms are accessed from the principle staircase. All of the bedrooms feature space enhancing vaulted ceilings and whilst bedroom 1 benefits from a luxurious en-suite shower room and bi-fold doors leading to a juliet balcony which incorporates uninterrupted views over the countryside. Bedroom two also benefits from a luxurious en-suite shower room whilst bedrooms 3 & 4 share a beautifully finished family bathroom with a separate shower cubicle. The fifth double bedroom or home office is accessed via a separate staircase and offers the perfect space for use as a home office, guest suite or annexe. It has the benefit of its own shower room and a generous amount of fitted storage.

The property benefits from a south-west facing fenced garden to the rear with outstanding views over open countryside and a driveway with parking for 4-6 vehicles and a large double garage with electric doors.



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Location

Warmlake Orchard is located 1 mile from the centre of Sutton Valence on the edge of the Kentish Weald. The village is well served by an array of amenities including a farm shop, a tearoom, post office, a surgery, a village hall, recreation ground, a range of schools and three local pubs. For more extensive retail and leisure facilities, Maidstone Town Centre is just 5.2 miles away, and is the place to go for a bit of retail therapy, a day of fun with the family, or an evening out with friends.

One of the biggest attractions of the village is the impressive educational facilities. Sutton Valence School offers a nursery, preparatory, senior school and sixth form, and is one of the most renowned private schools in the area, Sutton Valence Primary School is another excellent choice and rated 'Good' by Ofsted. Nearby Maidstone is home to a range of highly regarded schools, including four Grammar schools.

Warmlake Orchard is the perfect home for a busy commuter or someone who works from home, with this pretty and peaceful village feeling a world away from the life's hectic pace. There are nine train stations within 20 minutes' drive. Headcorn Station is just 4.6 miles away and offers direct services to London Charing Cross in just over an hour. Journey times to London St Pancras take 58 minutes from Headcorn Station via Ashford International.

For all Viewings and Enquiries contact:



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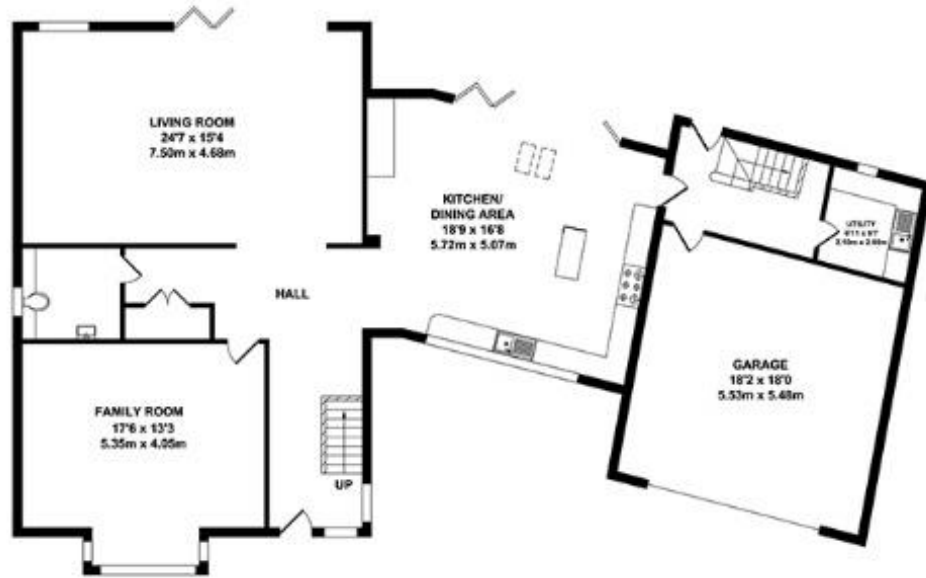
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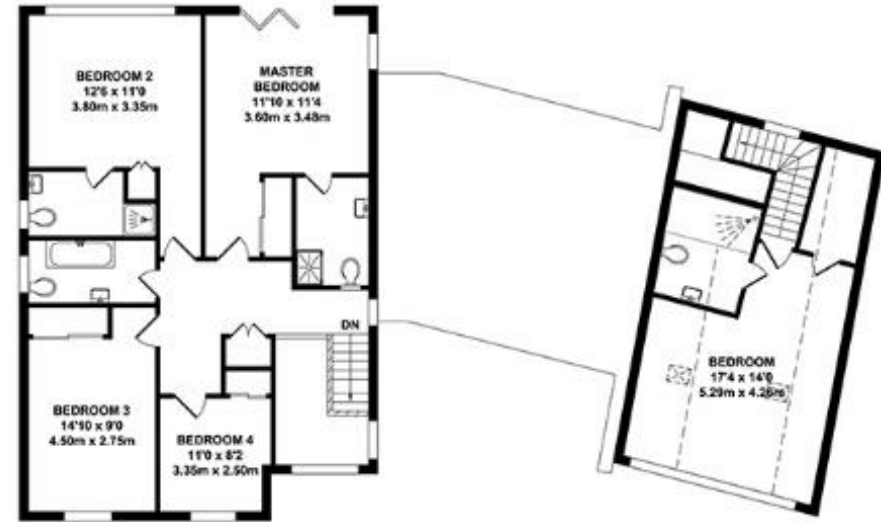




Floorplan and Dimensions



GROUND FLOOR
 APPROX. FLOOR AREA
 1721 SQ.FT.
 (159.92 SQ.M.)



FIRST FLOOR
 APPROX. FLOOR AREA
 1167 SQ.FT.
 (108.44 SQ.M.)

TOTAL APPROX. FLOOR AREA 2889 SQ.FT. (268.36 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
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