



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



**Warmlake Orchard**

Sutton Valence, Kent, ME17 3TU

**£995,000**



# Warmlake Orchard

Sutton Valence, Kent, ME17 3TU



## Description

An exquisite newly built home, completed 2024, located in an exclusive gated development of just ten properties in the sought after Kent village of Sutton Valence.

This stunning country residence has been meticulously designed with attention to detail and with unique individual features throughout. Offering 3306 sq ft of family accommodation and arranged over two floors, giving a perfect balance of generous living and entertaining space and generous sleeping accommodation.

On entering the property there are two spacious reception rooms, the main living room with a feature wall and bi-fold doors leading to the rear garden. The dual aspect kitchen, which features a range of bespoke fitted cabinetry featuring an island unit with breakfast bar, granite worksurfaces, a full range of integral appliances with a large dining area and half tiled downstairs cloakroom.

The first floor comprises four generous double bedrooms all with fitted wardrobes. The principle bedroom benefits from vaulted ceiling, an en-suite shower room with double basins and walk-in wardrobe, Bedroom 2 also has an en-suite shower room while bedrooms 3 & 4 share a beautifully finished family bathroom.

Externally, the home benefits from a double garage and driveway, with parking for multiple vehicles. Above the garage provides the opportunity for a home office, guest suite or annexe, with its own shower room and an extensive amount of fitted storage and potential for its own private rear garden. The generous rear garden is mainly laid to lawn with a decked area, spanning the width and side of the property. There is an additional garden area to the other side of the garage, which is laid to lawn.

The property also benefits from underfloor heating to the ground floor along with fully tiled flooring and premium fitted carpets throughout the property, electric car charging point in the garage, alarm system, a video gate entry system and solar panels which provide 7.5kw of electricity.



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## Location

Warmlake Orchard is located 1 mile from the centre of Sutton Valence. 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 pulls to the village is the impressive educational facilities available. 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 two boys and two girls Grammar schools.

Warmlake Orchard is the perfect home for a busy London commuter, with this pretty and peaceful village feeling a world away from the Capital'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.





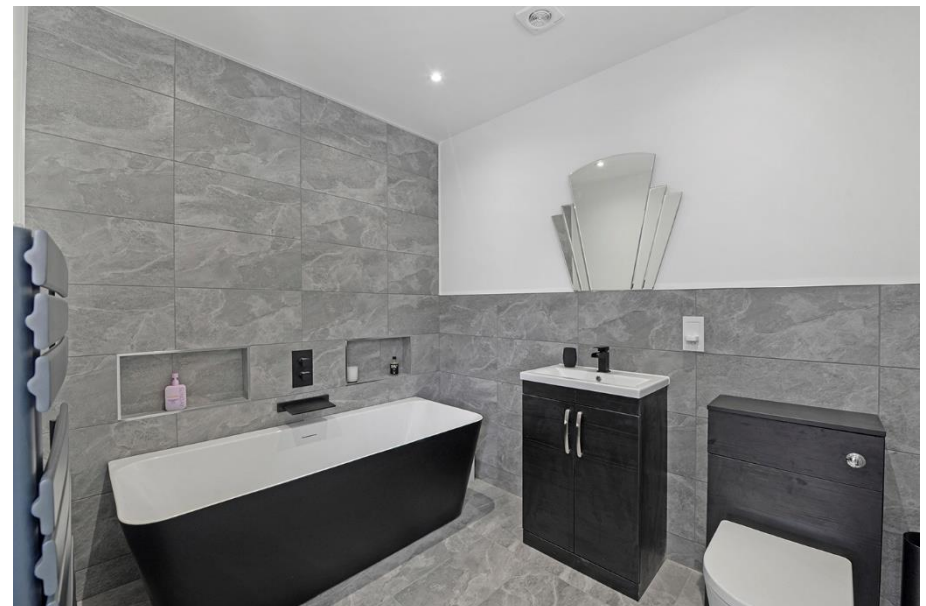
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## Key Features

- Finished to a High Specification Throughout
- Principle Bedroom with Walk in Wardrobe and En-Suite
- Annexe/Home Office
- Double Garage and Driveway

For all viewing enquiries please contact Sibley Pares  
Residential Department on 01622 673086





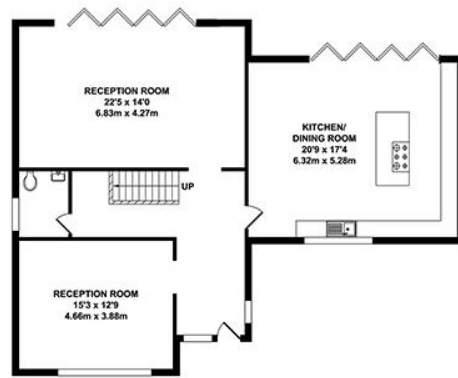




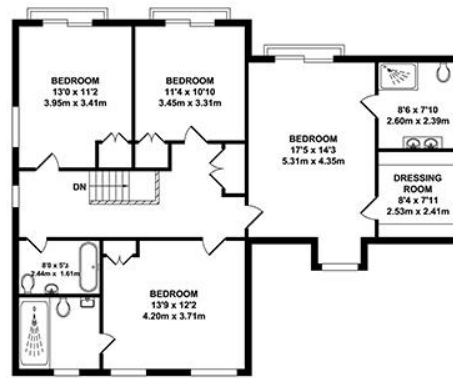




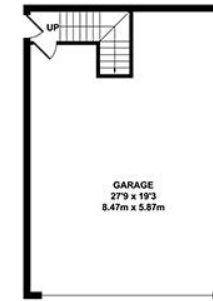
## Floorplan and Dimensions



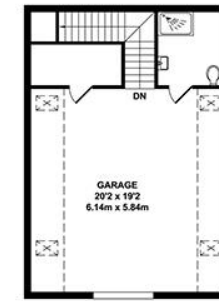
GROUND FLOOR  
APPROX. FLOOR AREA  
1102 SQ.FT.  
(102.36 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
1137 SQ.FT.  
(105.63 SQ.M.)



GARAGE GROUND FLOOR  
APPROX. FLOOR AREA  
535 SQ.FT.  
(49.72 SQ.M.)



GARAGE FIRST FLOOR  
APPROX. FLOOR AREA  
532 SQ.FT.  
(49.41 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3306 SQ.FT. (307.12 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.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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