



ABOUT THIS HOME.....

IF YOU'VE EVER DREAMED OF BUILDING YOUR OWN HOME, THIS IS A RARE AND EXCITING OPPORTUNITY TO MAKE IT A REALITY. SET IN THE HEART OF KENT, THIS PRIME RESIDENTIAL PLOT COMES WITH FULL PLANNING PERMISSION FOR A BEAUTIFULLY DESIGNED THREE-STOREY, FIVE-BEDROOM DETACHED HOME, OFFERING A GENEROUS 1,897 SQ.FT (176 M²) OF INTERNAL LIVING SPACE.

THE APPROVED DESIGN FEATURES A SPACIOUS AND ELEGANT LAYOUT, INCLUDING A TOP-FLOOR PRINCIPLE SUITE, THREE BATHROOMS (INCLUDING EN-SUITES), AND MULTIPLE RECEPTION AREAS SUCH AS A KITCHEN, DINING ROOM, LIVING ROOM, AND STUDY. PRACTICAL ADDITIONS LIKE A UTILITY ROOM, GROUND FLOOR WC, PRIVATE GARDEN, AND OFF-ROAD PARKING ENSURE THE HOME IS AS FUNCTIONAL AS IT IS STYLISH.

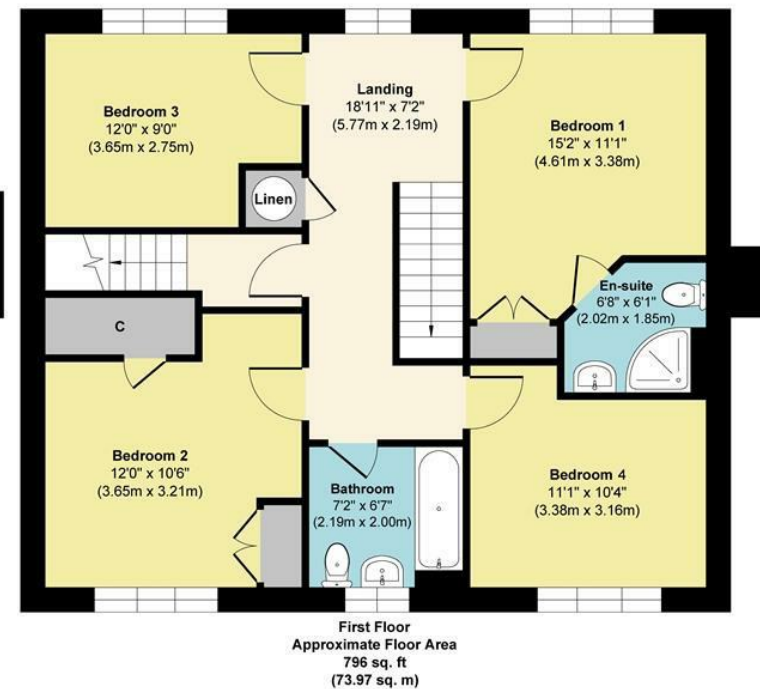
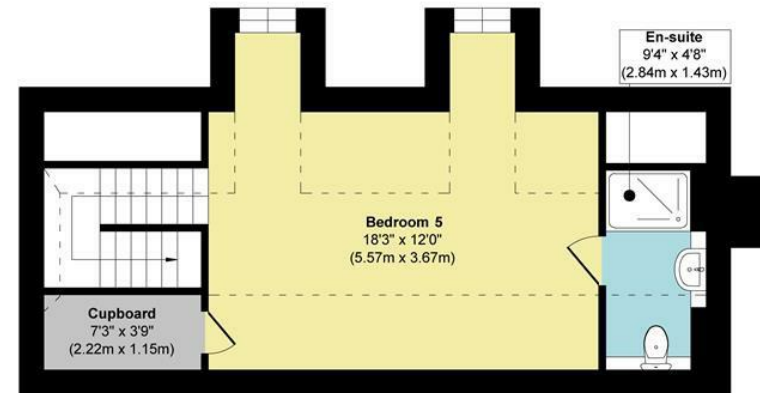
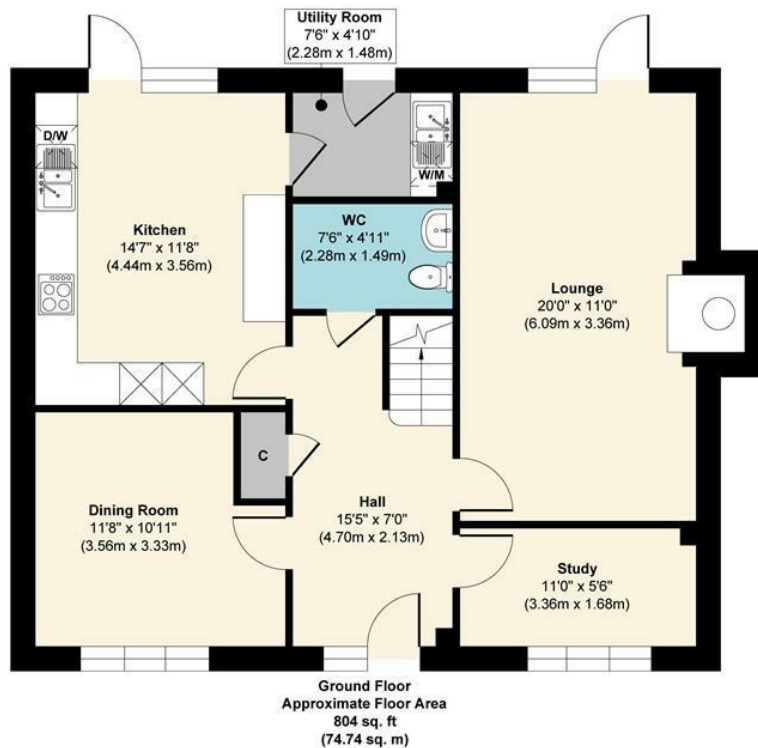
THE PROPERTY IS SET TO BE FINISHED WITH HIGH-QUALITY EXTERNAL MATERIALS, INCLUDING RED MULTI-STOCK BRICKWORK, PLAIN CLAY TILE HANGING IN AUTUMN BROWN, AND A DISTINCTIVE KENTISH RAGSTONE PLINTH, BLENDING TRADITIONAL CHARACTER WITH MODERN COMFORT.

THIS IS AN IDEAL OPPORTUNITY FOR DEVELOPERS, INVESTORS, OR SELF-BUILDERS SEEKING TO CREATE A PREMIUM FAMILY HOME IN A DESIRABLE, WELL-CONNECTED KENTISH VILLAGE — WITH PLANNING ALREADY SECURED AND READY TO PROGRESS.

THE LOCATION.....

LOCATED JUST OVER 5 MILES SOUTHEAST OF MAIDSTONE, SUTTON VALENCE IS A HIGHLY DESIRABLE KENT VILLAGE KNOWN FOR ITS CHARACTERFUL COTTAGES, HISTORIC CHARM, AND EXCELLENT ACCESS TO THE SURROUNDING COUNTRYSIDE. THE AREA IS IDEAL FOR OUTDOOR ENTHUSIASTS, WITH SCENIC WOODLANDS, FIELDS, AND FOOTPATHS NEARBY, ALONG WITH POPULAR LOCAL ATTRACTIONS SUCH AS SUTTON VALENCE CASTLE, THE RIDGE GOLF CLUB, AND THE WEALD OF KENT GOLF CLUB. RESIDENTS BENEFIT FROM EXCELLENT CONNECTIVITY, WITH HEADCORN (4.5 MILES) AND HOLLINGBOURNE (4.1MILES) STATIONS PROVIDING DIRECT RAIL SERVICES TO LONDON IN JUST OVER AN HOUR. THE M20 MOTORWAY IS ALSO WITHIN EASY REACH, OFFERING FAST ROAD ACCESS ACROSS THE SOUTH EAST AND TO GATWICK AIRPORT. FAMILIES ARE WELL SERVED BY RESPECTED LOCAL SCHOOLS, INCLUDING THE INDEPENDENT SUTTON VALENCE SCHOOL, WHICH OFFERS PRE-SCHOOL THROUGH TO SENIOR EDUCATION. SUTTON VALENCE COMBINES RURAL TRANQUILLITY WITH MODERN CONVENIENCE, MAKING IT A SOUGHT-AFTER LOCATION FOR THOSE SEEKING QUALITY LIVING IN A VILLAGE SETTING.



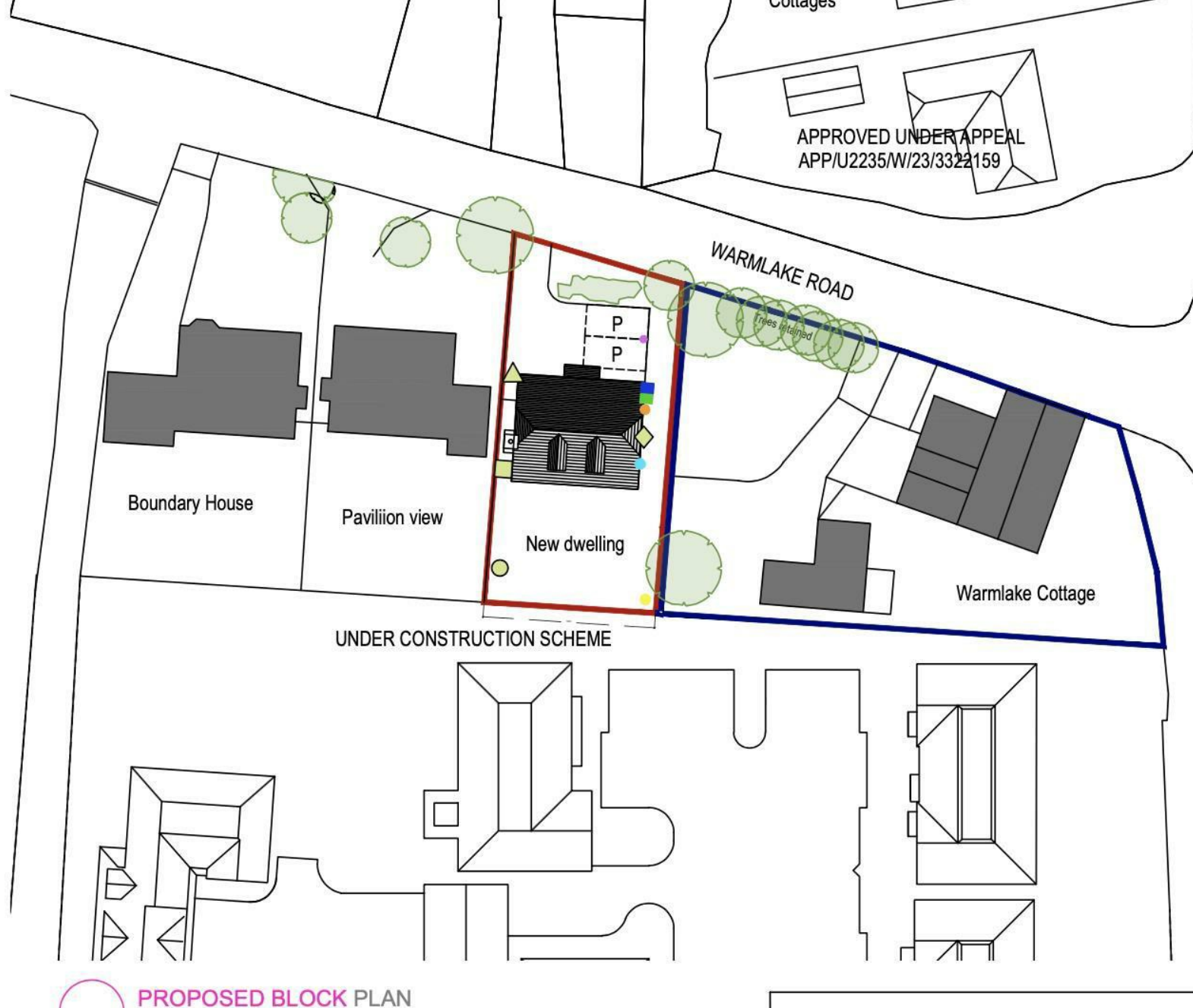


Approx. Gross Internal Floor Area 1966 sq. ft / 182.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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