



1 Boyton Court Oast Boyton Court Road, Sutton Valence, Maidstone, Kent, ME18 3BY
Guide Price £700,000



GUIDE PRICE £700,000 TO £750,000CHARMING 5 BEDROOM SEMI DETACHED OAST HOUSE WITH BREATHTAKING VIEWS OVER THE WEALD

Discover the epitome of countryside living with this delightful 5 bedroom semi-detached oast house, boasting fabulous views over the picturesque Weald. Nestled in the serene surroundings of Sutton Valence, this remarkable property offers a unique blend of character and modern convenience. On the ground floor there is cosy lounge in the roundel and a modern kitchen/diner, perfect for entertaining guests. There is also useful ground floor cloakroom and access to the integrated garage, complete with utility space, which presents an excellent opportunity for conversion into additional living accommodation, expanding the potential of this already impressive residence. Over the further two floors are the five/six bedrooms and two family bathrooms, providing ample space for the whole family and more. Outside, there is off-road space for up to 5 cars, ensuring convenience for you and your guests. The terrace garden offers two decked seating areas with a shed equipped with power and lighting, utilised as an outdoor bar by the current owner making it an ideal area to entertain guests. On the second terrace, there is a well maintained lawn which backs onto farmland and serves as an ideal area for various outdoor activities. From here, you can fully appreciate the exceptional views that stretch across the Weald. Located in the sought-after Sutton Valence, the property benefits from its close proximity to reputable schools including Sutton Valence Primary School, and Sutton Valence Preparatory School. For the commuter, the neighbouring Headcorn Village provides easy access to mainline services to London. Don't miss out on the opportunity to view this charming family home. Call Page and Wells Loose Office today!



GROUND FLOOR

Entrance Hall 18'0" x 11'0" (5.49m x 3.36m)

Lounge 18'5" x 18'2" (5.62m x 5.54m)

Kitchen/Dining Room 21'8" x 9'4" (6.62m x 2.86m)

FIRST FLOOR

Landing

Bedroom 1 19'0" x 18'8" (5.80m x 5.69m)

Bedroom 3 15'10" x 11'4" (4.85m x 3.47m)

Bedroom 4 14'0" x 11'0" (4.28m x 3.37m)

Bedroom 5 11'1" x 9'9" (3.40m x 2.98m)

Bathroom

SECOND FLOOR

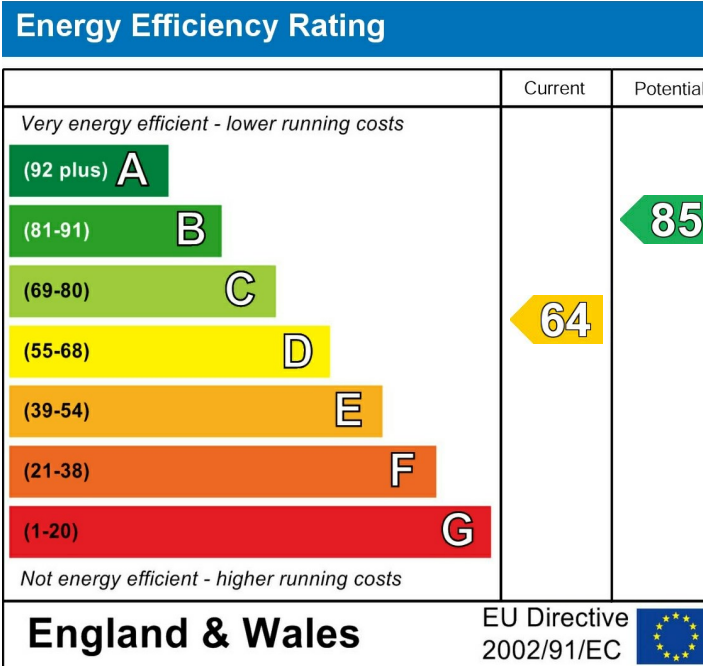
Bedroom 2 19'1" x 19'1" (5.82m x 5.82m)

Bedroom 6 15'0" x 11'0" (4.59m x 3.37m)

Bathroom

EXTERNALLY

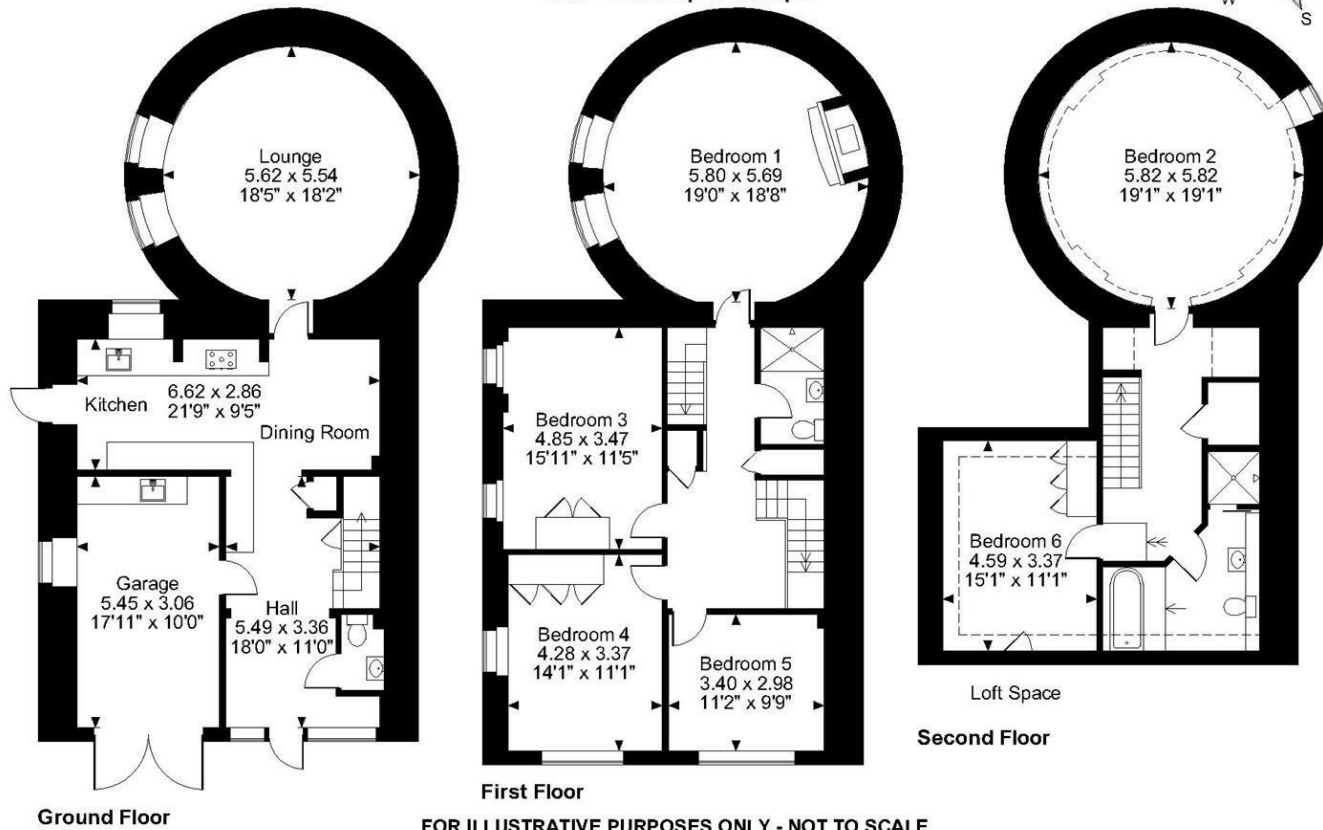
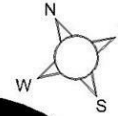
Garage 17'10" x 10'0" (5.45m x 3.06m)



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Approximate Gross Internal Area
 Main House = 2248 Sq Ft/209 Sq M
 Garage = 184 Sq Ft/17 Sq M
 Total = 2432 Sq Ft/226 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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