



Huntsend Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3HZ
Guide Price £650,000



NO FORWARD CHAINPresenting an impeccably updated and extended 3-bedroom residence that harmoniously combines modern living with timeless period features. On the ground floor there is a meticulously designed kitchen/diner with underfloor heating, a refined kitchen island, and bi-fold doors seamlessly integrating the space with the manicured garden. The ground floor encompasses a useful downstairs cloakroom with additional plumbing for a washing machine, an elegant lounge area with a wood burner, and a snug for moments of repose. On the first floor there are three meticulously appointed bedrooms and a family bathroom featuring a roll top bath and a shower for optimal comfort. The loft features two Velux windows and presents further potential for development. Outside, there is a gated driveway providing ample space for parking and leading to a detached tandem garage measuring an impressive 39'11 x 14'10 complete with electric roller door. There are thoughtfully landscaped front and rear lawns showcase an array of plants, shrubs, and hedging and an exquisite summer house with bi-folding doors. There is an additional outbuilding currently used as a gym offering a versatile space which could be used as a home office, playroom and more. The property is situated in the sought after village of Sutton Valence within walking distance of the popular Ridge Golf Course. Local amenities including the Sutton Valence Schools and a variety of pubs while there are further shopping, social and education facilities from the nearby Maidstone Town Centre. For the commuter, Headcorn Station is a short drive offering frequent mainline services to London. If you are on the market for a fabulous home in a desirable location then do not delay and call Page and Wells Loose Office and book your viewing to avoid missing out.



TO THE GROUND FLOOR

Entrance Hall

Snug 11'6 x 11'3 (3.51m x 3.43m)

Lounge 19'10 x 13'1 (6.05m x 3.99m)

Kitchen/Dining Room 25'6 x 16'1 (7.77m x 4.90m)

Cloakroom

TO THE FIRST FLOOR

Landing

Bedroom 1 12'1 x 11'3 (3.68m x 3.43m)

Bedroom 2 13'1 x 8'10 (3.99m x 2.69m)

Bedroom 3 6'11 x 6'5 (2.11m x 1.96m)

Family Bathroom

EXTERNALLY

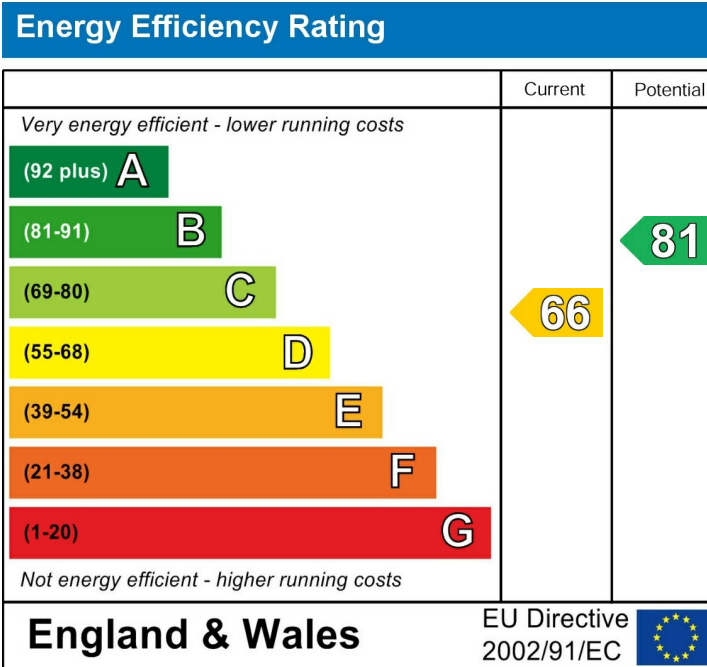
Driveway For Several Cars

Garden to Front and Rear

Garage 39'11 x 14'10 (12.17m x 4.52m)

Gym 21'1 x 11'2 (6.43m x 3.40m)

Summer House 17'10 x 8'11 (5.44m x 2.72m)



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Huntsend, Chartway Street Sutton Valence, Maidstone

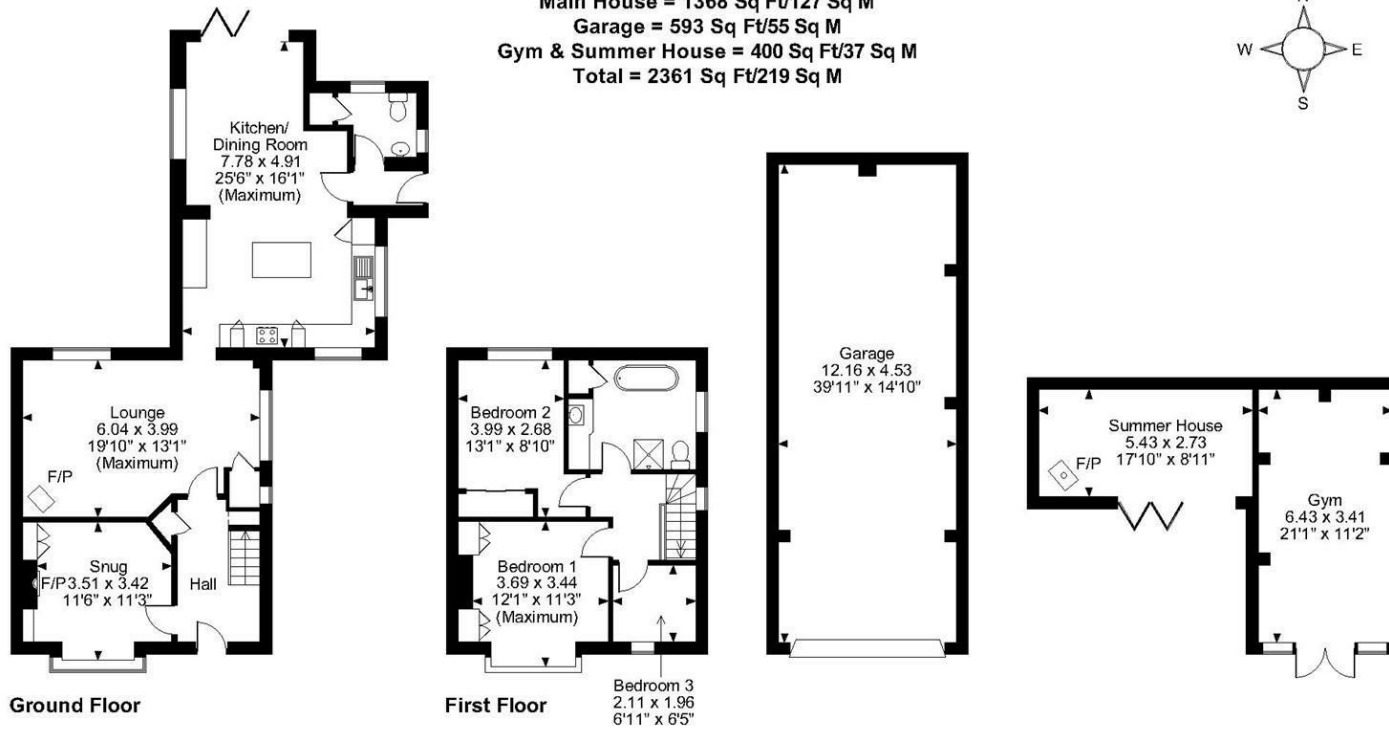
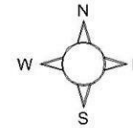
Approximate Gross Internal Area

Main House = 1368 Sq Ft/127 Sq M

Garage = 593 Sq Ft/55 Sq M

Gym & Summer House = 400 Sq Ft/37 Sq M

Total = 2361 Sq Ft/219 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8578432/SS

