



1 Heniker Cottage Heniker Lane, Sutton Valence, Maidstone, ME17 3ED
Offers In The Region Of £700,000



EXCEPTIONAL FOUR BEDROOM COTTAGE SITUATED ON APPROXIMATELY 1/4 ACRE PLOT WITH COUNTRYSIDE VIEWS LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF SUTTON VALENCE

Immerse yourself in this exceptional 4-bedroom cottage situated in the highly desirable Sutton Valence. This meticulously crafted home offers an entrance porch, a kitchen/diner with a high quality fitted kitchen and oak veneer flooring. The kitchen is accompanied by a functional utility room and a convenient downstairs cloakroom..

The lounge benefits from triple aspect windows and is filled with natural light, and there is a log burner for cosier evenings. French doors open from the lounge onto the fabulous garden.

On the first floor there are three spacious double bedrooms, accompanied by a luxurious family bathroom featuring a bath and separate shower unit. The second floor reveals the main bedroom with a stunning en suite, complete with a freestanding bath and a separate shower unit. Outside, there is driveway for off road parking and a gate leads to the beautiful garden which is predominantly laid to lawn.

Additional features include a sizeable shed for storage and a fabulous log cabin currently utilized as an art studio, offering versatile usage as an office space. The property enjoys a picturesque setting overlooking expansive farmland. Moreover, its location in Sutton Valence makes it an ideal choice for families seeking proximity to renowned schools such as Sutton Valence Primary School and Sutton Valence Preparatory School. For the commuter, there are frequent mainline services to London available from the neighbouring villages of Headcorn or Staplehurst

Don't miss this opportunity to acquire an exquisite cottage, perfectly blending elegance, practicality, and a serene environment. Contact Page and Wells Loose Office today to schedule a viewing and make this enchanting property your own.



GROUND FLOOR

Entrance Hall

Lounge 22'7" x 12'1" (6.90m x 3.70m)

Kitchen/Breakfast Room 22'7" x 11'9" (6.90m x 3.60m)

Utility Room

W/C

FIRST FLOOR

Landing

Bedroom 2 11'9" x 9'10" (3.60m x 3.01m)

Bedroom 3 12'1" x 9'0" (3.70m x 2.76m)

Bedroom 4 12'1" x 11'0" (3.70m x 3.36m)

Bathroom

SECOND FLOOR

Bedroom 1 15'6" x 11'7" (4.74m x 3.55m)

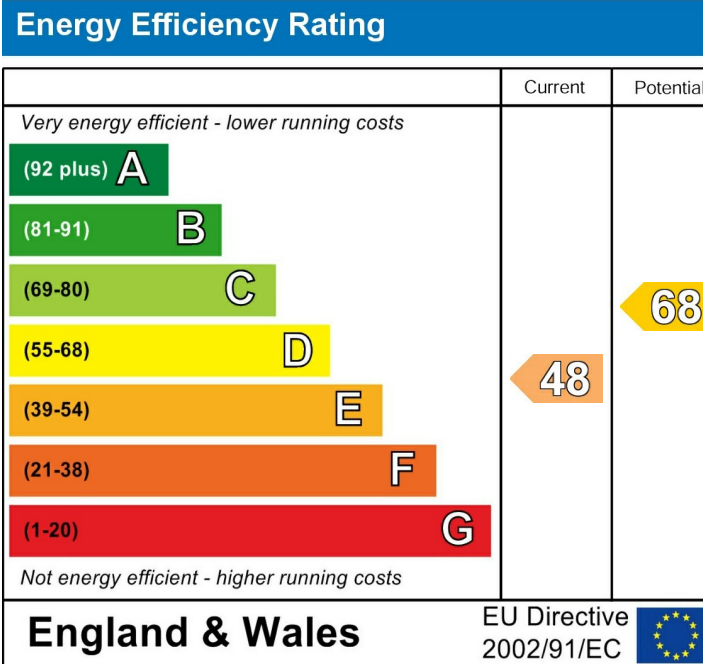
En-Suite

EXTERNALLY

Off Road Parking to the Front

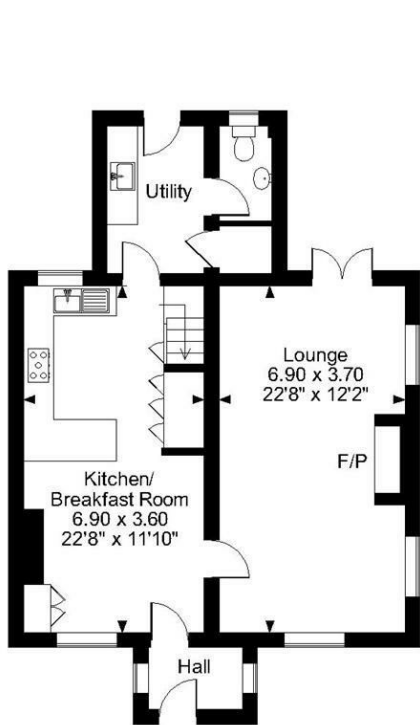
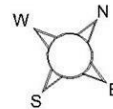
Shed 19'8" x 8'0" (6.00m x 2.45m)

Art Studio 14'1" x 11'1" (4.30m x 3.40m)

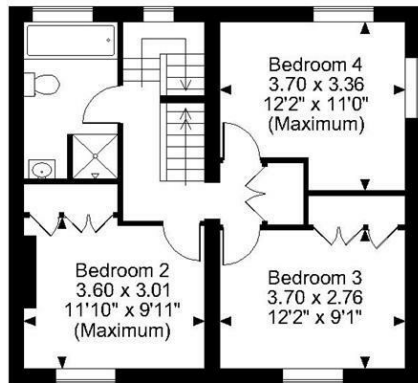
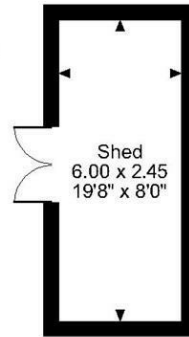
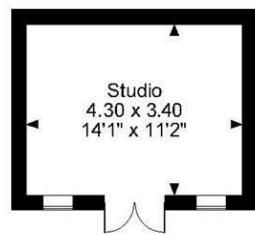


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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

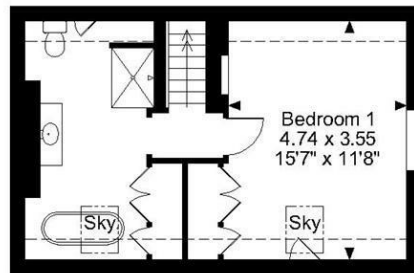
Heniker Cottage, Heniker Lane, Sutton Valence, Maidstone
Approximate Gross Internal Area
Main House = 1594 Sq Ft/148 Sq M
Studio and Shed = 315 Sq Ft/29 Sq M



Ground Floor



First Floor



Second Floor

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/8555943/TOW

