



9 South Lane, Sutton Valence, Maidstone, ME17 3AZ
Guide Price £350,000



GUIDE PRICE £350,000 TO £375,000FABULOUS THREE BEDROOM HOME IN THE SOUGHT AFTER VILLAGE OF SUTTON VALENCE

Presenting a fabulous three-bedroom residence ideally situated in a highly sought-after location, boasting exceptional garden space, convenient garaging, and an inviting outdoor bar area. Inside, there is a welcoming entrance hall leading seamlessly into open-plan living area featuring a striking fireplace with log burner and a well-appointed country kitchen which joins onto a conservatory, currently utilised as a dining area. The ground floor is complemented with a bathroom and a dedicated study area to the front. On the first floor there are three generously proportioned bedrooms, each offering comfortable accommodation. Outside, the property features a driveway to the front. At the rear, a detached garage, delightful covered seating area, and impeccably maintained garden, predominantly laid to lawn and extending over 100 feet, provide an idyllic setting for leisure and entertaining.

The property is situated in the popular village of Sutton Valence with views over the surrounding countryside and in walking distance of local amenities including the popular Sutton Valence Schools and a variety of pubs while only 6 Miles from Maidstone Town centre with further shopping, social and education facilities. For the commuter, Headcorn Station is a short drive offering frequent mainline services to London. Viewing is highly recommended. Contact Page and Wells Loose Office and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall 16'9" x 4'3" (5.11m x 1.30m)

Lounge 13'5" x 13'4" (4.11m x 4.08m)

Kitchen 8'9" x 8'1" (2.68m x 2.47m)

Conservatory 12'7" x 10'10" (3.84m x 3.32m)

Bathroom

FIRST FLOOR

Bedroom 1 13'5" x 10'1" (4.11m x 3.09m)

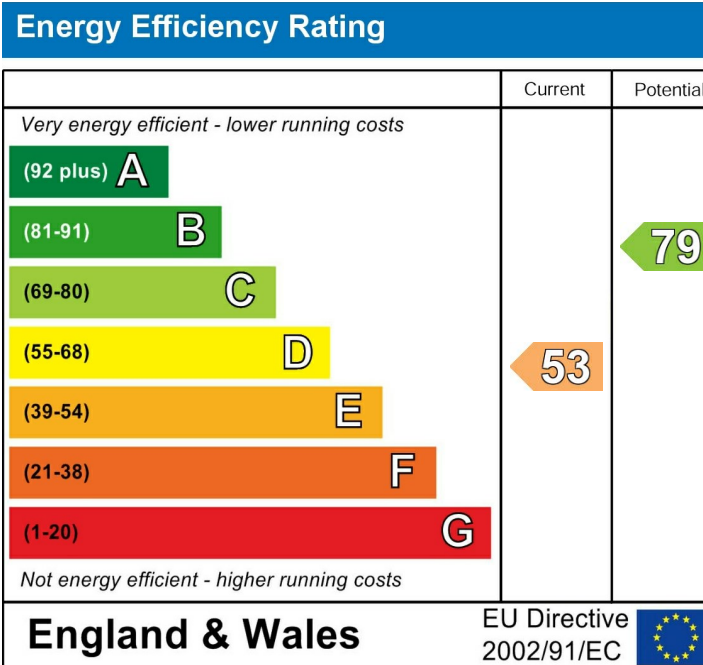
Bedroom 2 11'5" x 8'9" (3.49m x 2.69m)

Bedroom 3 8'3" x 7'9" (2.52m x 2.37m)

EXTERNALLY

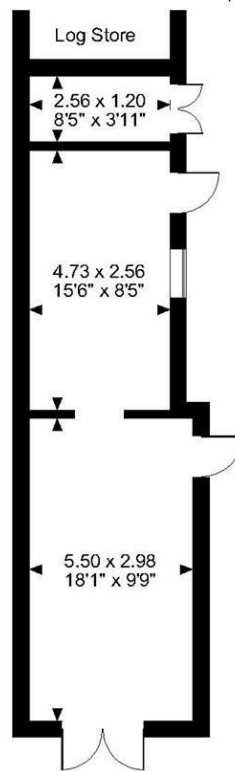
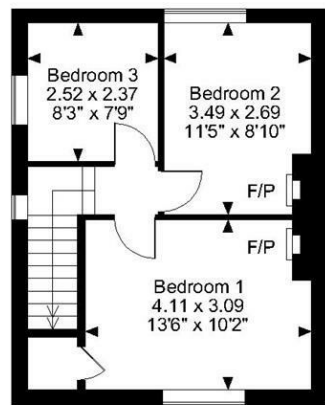
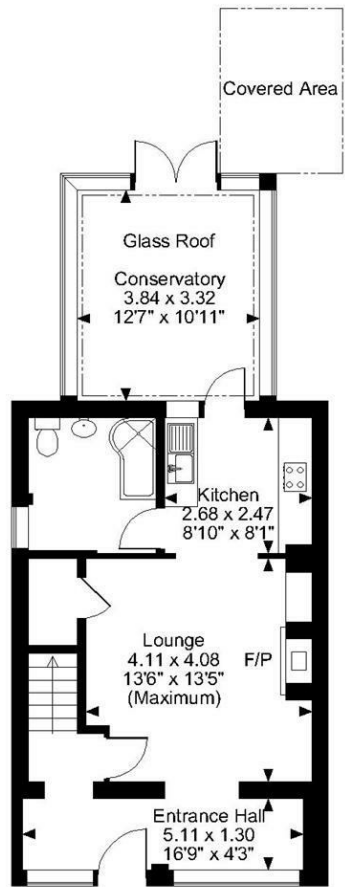
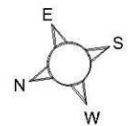
Garage 18'1 x 9'9 (5.51m x 2.97m)

Shed 15'6 x 8'5 (4.72m x 2.57m)



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South Lane, Sutton Valence, Maidstone
Approximate Gross Internal Area
Main House = 963 Sq Ft/89 Sq M
Outbuilding = 348 Sq Ft/32 Sq M
Total = 1311 Sq Ft/121 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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