



The Orchard House Chart Road, Sutton Valence, Kent, ME17 3AW
Offers In Excess Of £1,000,000



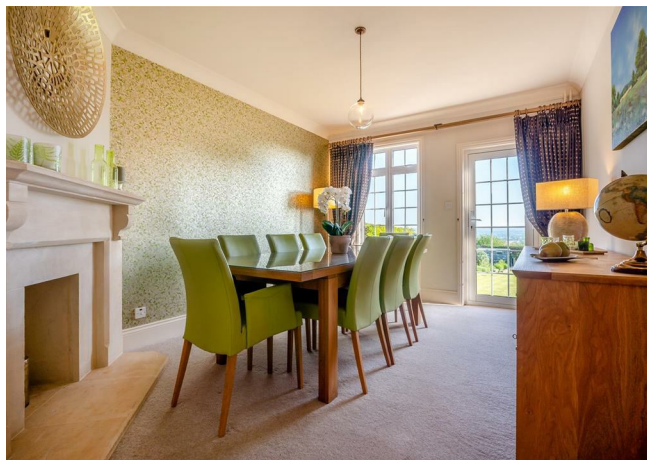
A SUPERB 4 BEDROOM FAMILY HOME SITUATED IN A PRIME LOCATION IN THE HEART OF SUTTON VALENCE WITH STUNNING VIEWS OVER THE WEALD OF KENT

On offer is an entrance hall, downstairs cloakroom, living room, superb kitchen/breakfast/family room, utility room and a multi functional room currently used as a gym, adaptable for office, playroom or extra space as needed. On the first floor there is a master bedroom with stunning views and en suite, guest suite with further en suite, 2 further double bedrooms and a family bathroom. Externally there is a garage, summer house (available by negotiation) and garden room together with delightful south facing rear gardens with views over the surrounding farmland and countryside.

Nestled in the highly sought after village of Sutton Valence amidst picturesque working apple orchards, this property boasts panoramic views of the Weald and offers easy access to various scenic walking trails. Sutton Valence village centre, with its charming country pubs, convenient shops, and the esteemed Sutton Valence School, is conveniently close by. For commuters, the proximity of Headcorn Station, a 10-minute drive away, offers excellent parking facilities and direct mainline services to London.

Due to its extremely sought after location this property will no doubt attract good interest so to avoid missing out call Page and Wells on 01622 746273

Agents Note - This is a Colt built property and therefore will require potential buyers to confirm their mortgage companies are comfortable to lend on this structure. Our internal mortgage broker has confirmed that mortgage companies should have no issues with the structure.



GROUND FLOOR

Entrance Hall

Lounge 18'8" x 16'5" (5.69m x 5.02m)

Dining Room 14'0" x 10'8" (4.27m x 3.27m)

Kitchen/Breakfast/Family Area 30'10" x 12'11"
(9.40m x 3.94m)

Utility Room 15'5" x 8'6" (4.70m x 2.61m)

Gym 16'4" x 12'11" (4.98m x 3.95m)

FIRST FLOOR

Landing

Bedroom 1 14'0" x 13'10" (4.27m x 4.23m)

En-Suite

Dressing Room 6'10" x 5'8" (2.10m x 1.74m)

Bedroom 2 14'0" x 10'11" (4.27m x 3.33m)

En-Suite

Bedroom 3 11'6" x 10'11" (3.53m x 3.34m)

Bedroom 4 14'0" x 7'11" (4.27m x 2.43m)


Family Bathroom

EXTERNALLY

Garage 13'9" x 7'10" (4.21m x 2.41m)

Summer House 10'4" x 7'9" (3.15m x 2.37m)

Garden Room 12'2" x 5'3" (3.72m x 1.62m)

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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The Orchard House, Chart Road Sutton Valence, Maidstone

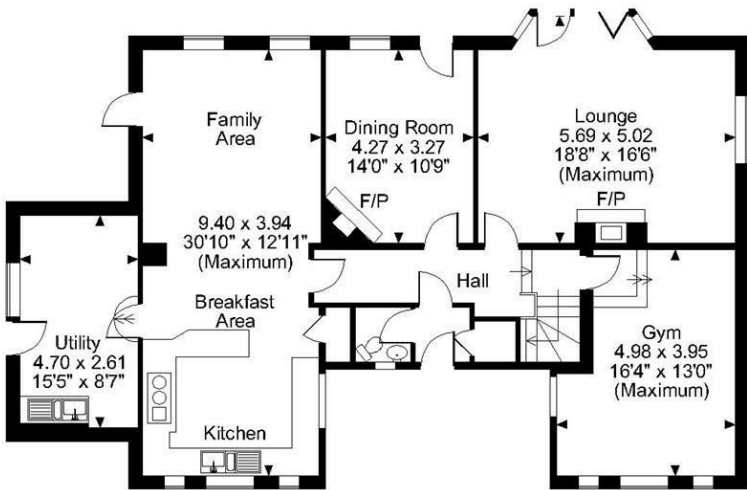
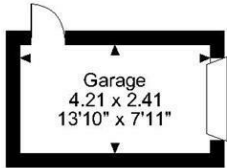
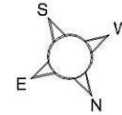
Approximate Gross Internal Area

Main House = 2358 Sq Ft/219 Sq M

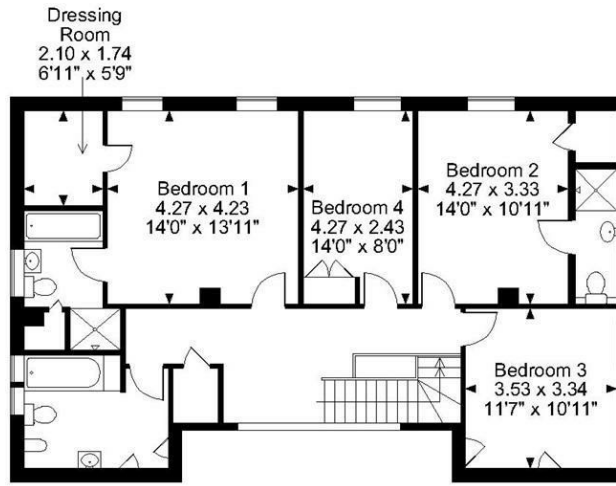
Garage = 109 Sq Ft/10 Sq M

Summer House & Garden Room = 145 Sq Ft/14 Sq M

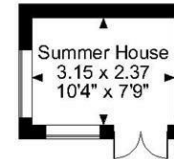
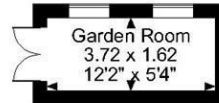
Total = 2612 Sq Ft/243 Sq M



Ground Floor



First 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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