



1 Boyton Court Oast Boyton Court Road, Sutton Valence, Maidstone, Kent, ME17 3BY
Price £750,000 to £750,000



CHARMING OAST HOUSE IN THE SOUGHT AFTER VILLAGE OF SUTTON VALANCE WITH WALKING DISTANCE OF POPULAR SCHOOLS

Experience countryside living with this 5 bedroom oast house in Sutton Valence, offering breath-taking views over the Weald. The ground floor features a cosy lounge/dining room in the roundel, a modern kitchen/breakfast, a ground floor cloakroom, and an integrated garage with utility space, ideal for conversion. The first floor comprises 4 double bedrooms, one of which is situated in the roundel and a shower room. The second floor offers two further generous rooms, one of which is in the roundel and a spacious family bathroom with bath and separate shower. Outside, there is off-road parking for up to 5 cars and a terrace garden with two decked seating areas with fabulous views over the Weald countryside. A shed with power and lighting, currently used as an outdoor bar, adds to the entertainment space, and a second terrace with a lawn backs onto farmland, perfect for outdoor activities.

Nestled in the picturesque village of Sutton Valence renowned for its idyllic setting surrounded by rolling hills and lush greenery. Steeped in heritage, Sutton Valence boasts an English Heritage Castle, quaint cottages, and traditional village amenities, including local shops, pubs, and community facilities. 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 villages of Headcorn and Staplehurst provide 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 and book your viewing to avoid missing out!



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

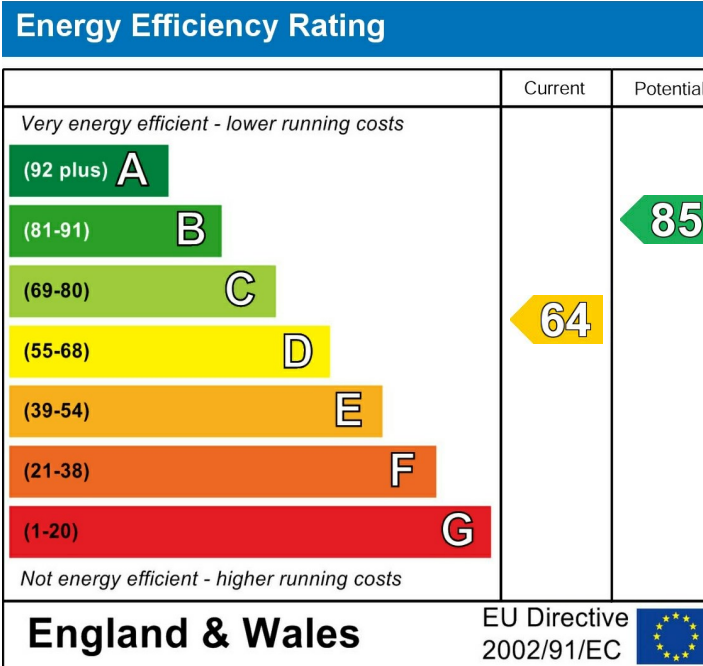
Bedroom 2 19'1" x 19'1" (5.82m x 5.82m)

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

Bathroom

EXTERNALLY

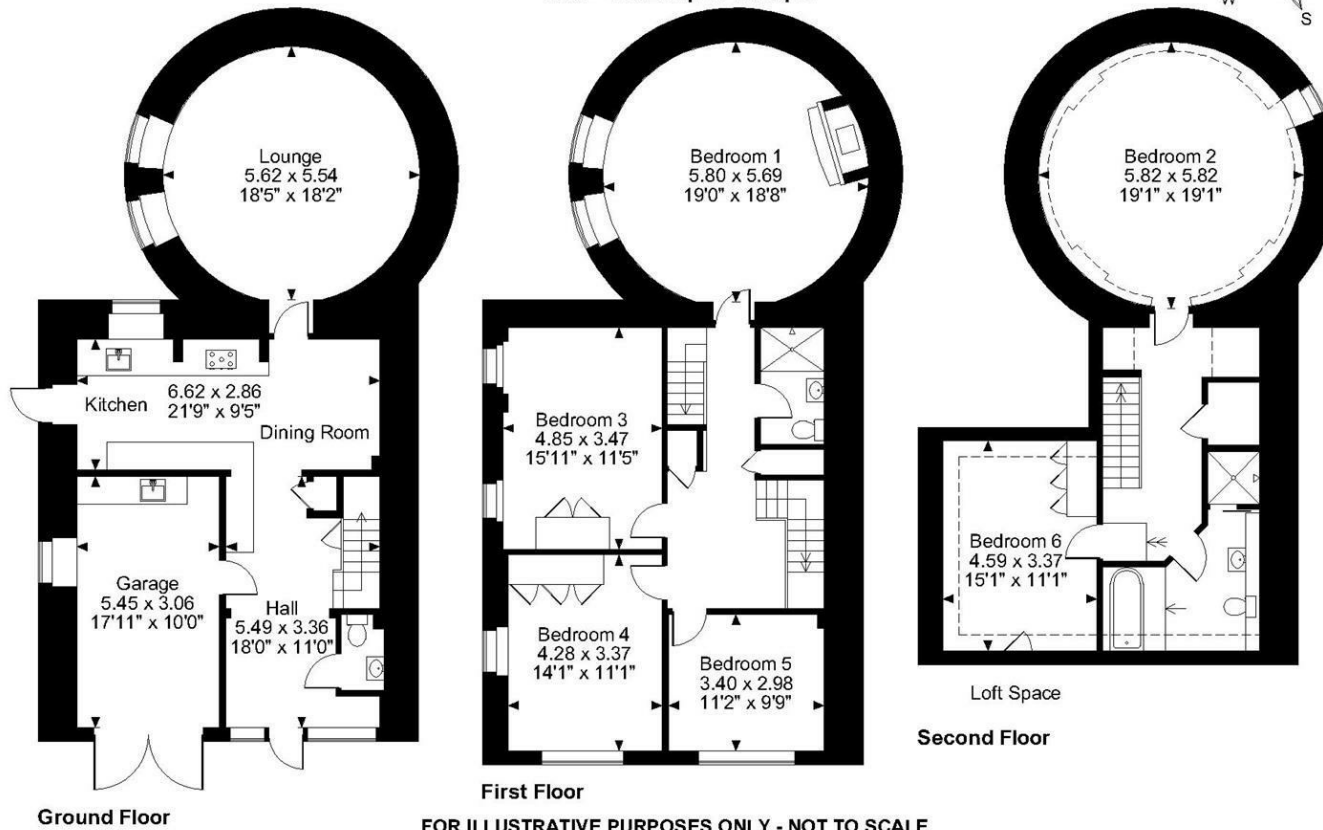
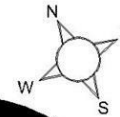
Garage 17'10" x 10'0" (5.45m x 3.06m)



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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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