



**Warmlake Orchard, Sutton Valence, Maidstone, Kent, ME17 3TU**  
**Guide Price £900,000**



**GUIDE PRICE £900,000 - £930,000 NO FORWARD CHAIN FIVE BEDROOM DETACHED HOUSE IN AN EXCLUSIVE GATED CUL DE SAC WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS**

The property is situated in an exclusive small gated cul de sac setting on the edge of Sutton Valence village. This most sought after area has excellent local amenities surrounding it. The county town itself is about 5-miles distance with a wide range of shopping, educational and social facilities. There are good schools in close proximity, the village itself with a primary school and a renown independent school with its own prep school and nursery. There is a mainline station in Headcorn which is under 10-minutes drive from the property, with fast services to London Charing Cross.

This stunning country residence has been painstakingly designed and specified, resulting in a luxurious new home of immense character and charm. The property is arranged over just two floors, giving a perfect balance of generous living and entertaining space and indulgent sleeping accommodation.

This imposing home offers spacious and adaptable living throughout with a double height entrance hall, formal drawing room, living room, kitchen/dining area ,utility room and downstairs WC to the ground floor, The first floor is separated into two areas. The main area offers master bedroom with en suite shower room, guest bedroom with en suite shower room, 2 further bedrooms and a family bathroom. The second first floor area offers a studio/home office/bedroom 5 and a further shower room plus useful storage room

Outside does not disappoint with plenty of parking to the front on a driveway leading to a double integral garage with doors to front. The beautiful garden is mainly laid to lawn, featuring a sun-soaked patio seating area perfect for relaxation or dining.

Viewing of this fine family home is highly recommended so call Page and Wells and book your viewing to avoid missing out.



## GROUND FLOOR

Entrance Hall

Living Room 15'3" x 24'6" (4.65m x 7.49m)

Dining Room 13'1" x 17'6" (3.99m x 5.34m)

Kitchen 16'2" x 21'7" (4.95m x 6.59m)

Cloakroom 6'2" x 6'11" (1.88m x 2.11m)

Rear Lobby

Utility Room

Double Garage 19'7" x 19'7" (5.97m x 5.98m)

## FIRST FLOOR

Bedroom 1 15'5" x 18'3" (4.72m x 5.58m)

Shower Room

Bedroom 2 10'11" x 12'6" (3.35m x 3.83m)

En-Suite

Bedroom 3 10'11" x 11'8" (3.33m x 3.56m)

En-Suite

Bedroom 4 14'7" x 8'11" (4.45m x 2.74m)

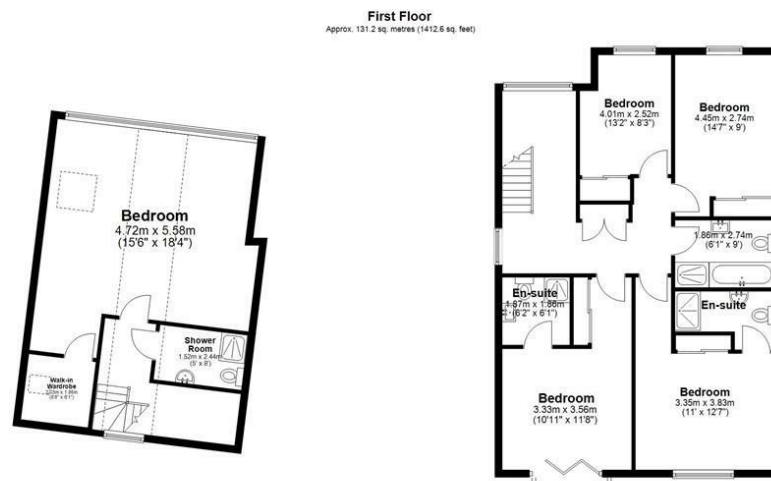
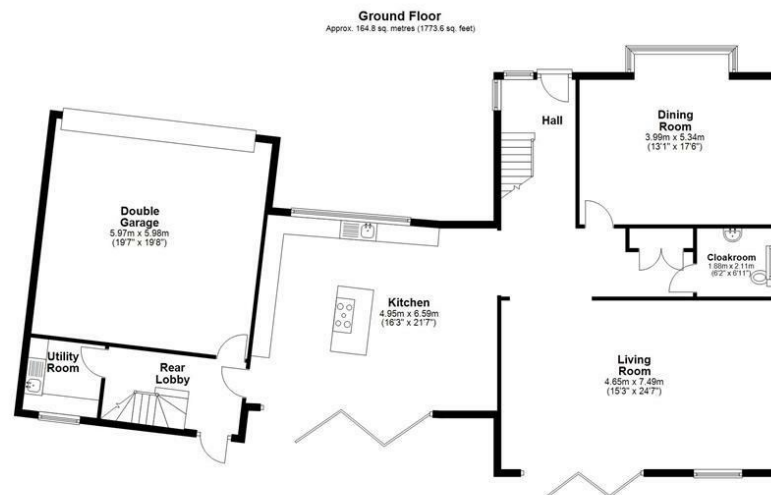
Bedroom 5 13'1" x 8'3" (4.01m x 2.52m)

## Family Bathroom

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            | <b>84</b>                  | <b>89</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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Total area: approx. 296.0 sq. metres (3186.2 sq. feet)

