



**Headcorn Road, Sutton Valance, Kent, ME17 3EL**  
**Offers In Excess Of £800,000**





**NO FORWARD CHAIN - SPACIOUS 5/6 BEDROOM DETACHED BUNGALOW WITH TRIPLE GARAGING, TWO ENSUITES, AND GARDENS BACKING ONTO COUNTRYSIDE**

This generously proportioned home is set on a substantial plot with gardens that back directly onto open fields. The nearby villages of Sutton Valence and Headcorn offer a range of local amenities, including a Sainsbury's Local. The area is also home to several well-regarded schools, such as Sutton Valence Preparatory School. For commuters, Headcorn Station provides regular high-speed mainline services to London.

The property offers versatile and spacious accommodation. Inside, there is an entrance hall, a modern kitchen/breakfast room, a dining room with doors leading to the garden, and a sitting room with a feature fireplace. Additional rooms include a useful cloakroom, a utility room, and a second reception room that could serve as an extra bedroom if required. There is also a separate office.

There are five formal bedrooms, with the main and second bedrooms benefiting from ensuite facilities. A family bathroom completes the internal accommodation.

Externally, the property features an expansive driveway with ample parking and triple garaging, part of which is currently used as a workshop and a office space. The rear gardens are beautifully maintained, including lawn areas, patio seating spaces, and vegetable plots, all enjoying stunning views across the countryside.

Viewing is highly recommended. Please contact Page and Wells Loose Office to arrange your viewing and avoid missing out.



## GROUND FLOOR

Entrance Hall

Cloak Room

Kitchen/Breakfast room 20'10 x 9'3 (6.35m x 2.82m)

Conservatory 10'8 x 9'3 (3.25m x 2.82m)

Utility Room 10'4 x 8 (3.15m x 2.44m)

Dining Room 18'4 x 16'6 (5.59m x 5.03m)

Sitting Room 24'3 x 17'3 (7.39m x 5.26m)

Additional Reception Room 13'11 x 12'1 (4.24m x 3.68m)

Office 13'1 x 9'3 (3.99m x 2.82m)

Bedroom 1 17'9 x 14'4 (5.41m x 4.37m)

Ensuite

Bedroom 2 12'9 x 9'1 (3.89m x 2.77m)

Bedroom 3 14'8 x 9'3 (4.47m x 2.82m)

Bedroom 4 10'5 x 8'2 (3.18m x 2.49m)

Bedroom 5 10'6 x 7'8 (3.20m x 2.34m)

Family Bathroom

## EXTERNALLY


Driveway for several cars

Workshop/Garage 39'6 x 20'3 (12.04m x 6.17m)

Office/Store 10'8 x 10'6 (3.25m x 3.20m)

Shed 11'5 x 7'5 (3.48m x 2.26m)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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 2002/91/EC	



Oaklands, Headcorn Road, Sutton Valence, Maidstone, Kent

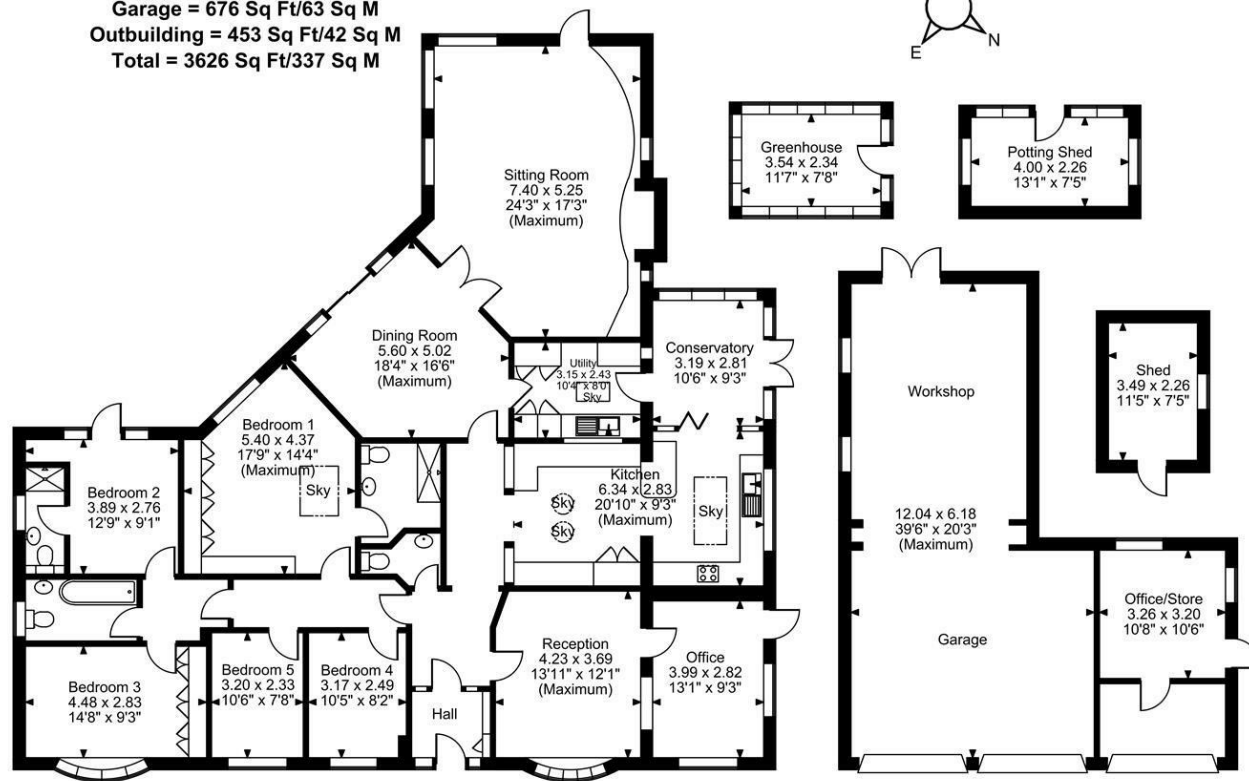
Approximate Gross Internal Area

Main House = 2497 Sq Ft/232 Sq M

Garage = 676 Sq Ft/63 Sq M

Outbuilding = 453 Sq Ft/42 Sq M

Total = 3626 Sq Ft/337 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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