



Boyton Court Road, Sutton Valence, Maidstone, Kent, ME17 3BY
Price £980,000



NO FORWARD CHAIN TAKE THE VIRTUAL TOUR*** STUNNING MODERNISED BARN CONVERSION IN AN ENVIABLE POSITION SURROUNDED BY COUNTRYSIDE AND FAR REACHING VIEWS OF THE WEALD

A rare opportunity to purchase a recently modernised luxury detached barn conversion. The home is located in the sought after village of Sutton Valence, surrounded by working apple orchards benefitting from elevated views over the Weald and several rambling routes through the open countryside. Sutton Valence village centre is only a short distance away with country pubs, useful shop and the popular Sutton Valence School. For the commuter, Headcorn Station is only 10 minute drive with excellent parking facilities and mainline services to London.

The stunning barn conversion provides light and airy accommodation and retains many characterful features whilst being equipped for modern-day living. Inside, there is a stunning galleried entrance, open plan living area with high specification kitchen, separate office, useful utility room and additional reception room/bedroom with ensuite facilities.

Upstairs, the fabulous main bedroom offers a dressing room and ensuite with a roll top bath positioned to benefit from the incredible views over the Weald. Bedroom two is also served with an ensuite, while bedroom three and four share the well appointed family bathroom. Outside, the garden is neatly enclosed with seating areas and log cabin.

For further information and to book your viewing, call Page and Wells Loose Office on 01622 746273 today.



ON THE GROUND FLOOR

Entrance Hall

Lounge 27'2" x 16'11" (8.30m x 5.16m)

Dining Room 17'8" x 16'6" (5.40m x 5.05m)

Kitchen/Breakfast Room 21'10" x 14'7" (6.68m x 4.47m)

Family Room/Bedroom 5 17'4" x 12'2" (5.30m x 3.72m)

Office 14'6" x 10'3" (4.42m x 3.14m)

Utility Room 11'6" x 6'2" (3.52m x 1.89m)

ON THE FIRST FLOOR

Landing

Bedroom 1 19'3" x 14'9" (5.88m x 4.51m)

En-suite

Bedroom 2 14'1" x 12'1" (4.31m x 3.70m)

En-Suite

Bedroom 3 14'1" x 10'0" (4.31m x 3.05m)

Bedroom 4 12'1" x 9'9" (3.70m x 2.98m)

Bathroom

EXTERNALLY

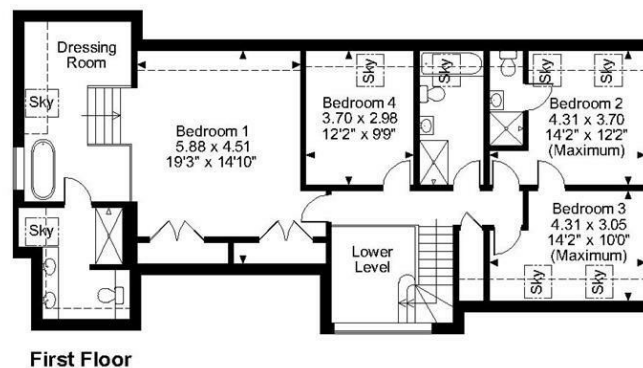
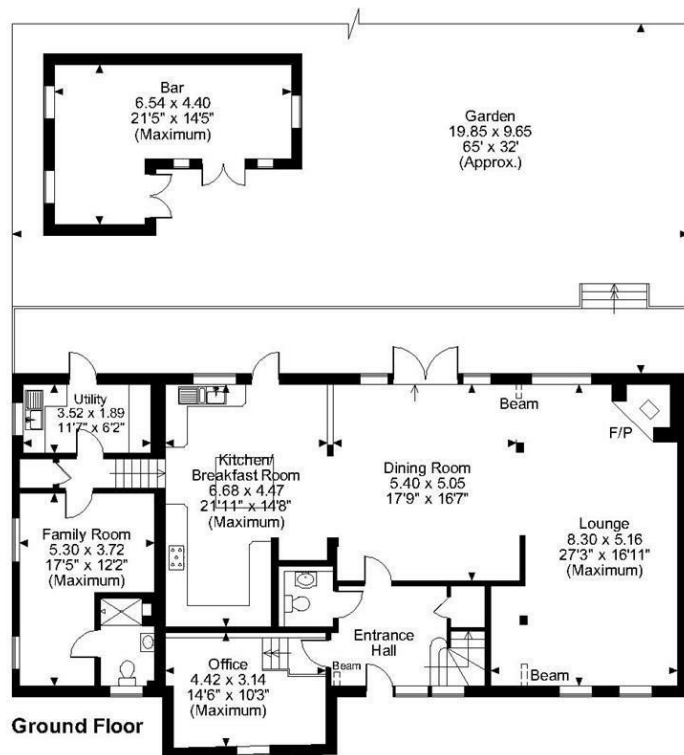
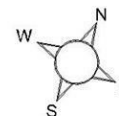
Tenure - Freehold

Bar 21'5" x 14'5" (6.54m x 4.40m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Pancake Barn, Boyton Court Road, Sutton Valence, Maidstone
Approximate Gross Internal Area
Main House = 2726 Sq Ft/253 Sq M
Bar = 231 Sq Ft/21 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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