



**Rectory Lane, Chart Sutton, Maidstone, Kent, ME17 3RD**  
**Price £750,000**





Escape to the tranquility of this stunning Grade II listed coach house, nestled on approximately 0.7 acres of lush land surrounded by scenic farmed apple orchards. Boasting a modern interior, gated driveway and detached garage, this property is a rare gem waiting to be discovered.

Immerse yourself in the delightful surroundings of the private no-through lane on the Wealden Ridge, where you can enjoy picturesque bridal path and footpath walks right from Rectory Lane.

Staplehurst is just 4.3 miles away, where you will find a large Sainsburys and excellent mainline services to London. Headcorn village is also just a short drive away for even more amenities and frequent mainline services to London.

For those with educational needs, the area is well-served with a wide range of private and state schools catering for children of all ages. Sutton Valance Preparatory School is even just a five-minute walk from the home!

Inside the property, revel in the charming character features such as the exposed oak beams and fire place. The first floor offers three excellent bedrooms, each with built-in wardrobes, and a family bathroom. The main bedroom also benefits from an en-suite. On the ground floor, enjoy a beautiful lounge with French doors opening onto the garden patio, a modern fitted kitchen with granite work surfaces, a dining room, and a useful ground floor w/c.

Externally, arch top double gates open onto the driveway which provides ample parking. There is also a detached garage and an outbuilding with planning permission for a bathroom and a bedroom. The beautiful private rear garden is surrounded by farmed apple orchards and sits in an elevated position. Predominantly laid to lawn, the garden also boasts a garden kitchen/barbecue area with pizza oven and a large entertainment area, perfect for hosting guests.

View today and don't miss this opportunity to experience this enchanting home!



**GROUND FLOOR**

**Open Entrance Hall/Lounge 20'0" x 19'4" (6.10m x 5.90m)**

**Kitchen 16'0" x 8'10" (4.90m x 2.70m)**

**Dining Room 10'5" x 10'0" (3.20m x 3.05m)**

**W/C**

**FIRST FLOOR**

**Landing**

**Bedroom 1 12'2" x 10'11" (3.73m x 3.33m)**

**En-Suite**

**Bedroom 2 10'0" x 10'0" (3.07m x 3.05m)**

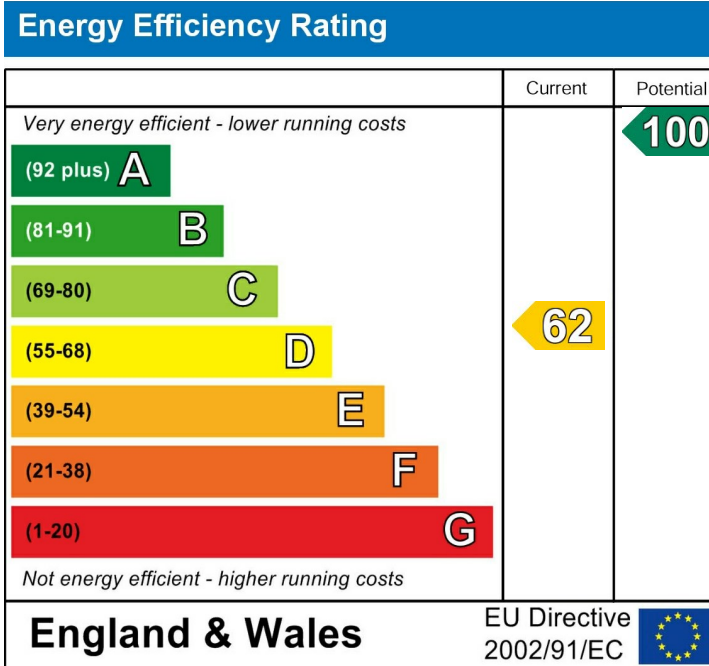
**Bedroom 3 12'2" x 8'1" (3.73m x 2.47m)**

**Bathroom**

**EXTERNALLY**

**Garage 18'10" x 14'11" (5.76m x 4.57m)**

**Outbuilding 14'2" x 14'0" (4.33m x 4.29m)**

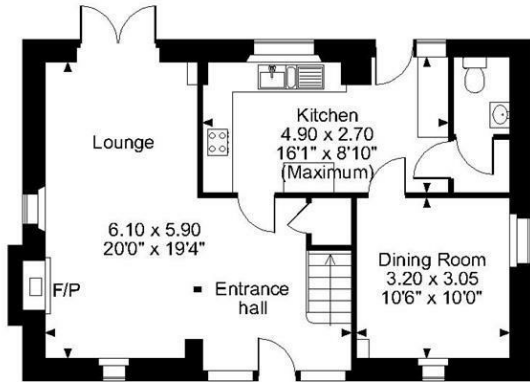
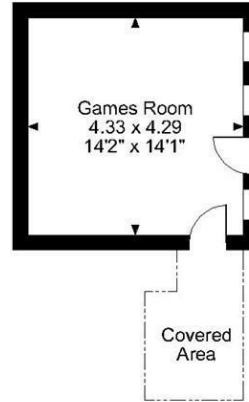
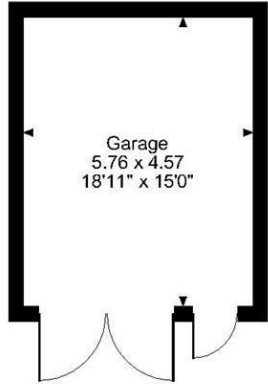


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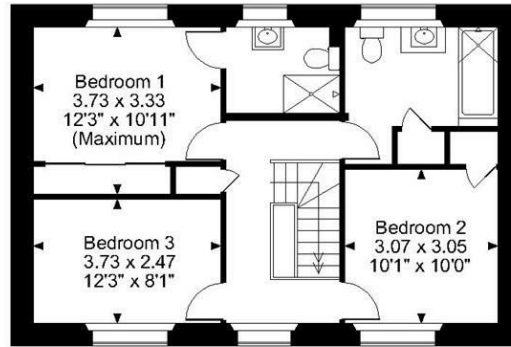


**Sutton Plat Cottage, Rectory Lane Chart Sutton, Maidstone**

Approximate Gross Internal Area  
 Main House = 1167 Sq Ft/108 Sq M  
 Garage = 283 Sq Ft/26 Sq M  
 Play Room = 200 Sq Ft/19 Sq M  
 Total = 1650 Sq Ft/153 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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