



**Sutton Road, Langley, Maidstone, Kent, ME17 3NQ**  
**Price £600,000**



#### CHARMING MID 19TH CENTURY RAGSTONE COTTAGE IN IMMACULATE ORDER

This delightful mid-19th century semi-detached ragstone cottage is set in a secluded position being accessed via a private road, approximately a quarter of a mile from Sutton Road, providing a peaceful yet convenient location.

The cottage has been sympathetically refurbished and includes upgraded windows, doors, boiler, radiators and roof. Inside, the ground floor comprises an entrance hall, a ground-floor bedroom, and an additional room which could serve as a home office or second bedroom. The lounge/diner boasts a charming log burner, creating a warm and inviting atmosphere, while the oak-fitted kitchen is enhanced by granite worktops and extends into a spacious family room with a vaulted ceiling with exposed beams.

The luxury bathroom completes the ground floor. Upstairs, the main bedroom is a standout feature, with a dressing room, and there is an additional bedroom and bathroom on this floor. Externally, there is a driveway providing off-road parking to the front and side of the property. The large, secluded gardens are a real highlight, offering a peaceful outdoor space extending approximately 100ft, perfect for enjoying the outdoors in a private setting.

Additional benefit include part oak flooring, tasteful decor throughout and wired CCTV to the front of the home.

Langley is a popular village with a range of local amenities, including shops, schools, a doctor's surgery, veterinary surgery, several inns, and the parish church. Bearsted and Headcorn train stations are around 4 miles away, and Maidstone, the county town of Kent, is also approximately 4 miles, offering a full range of services and amenities.

Viewing is highly recommended. Call Page and Wells Loose Office today and book your viewing to avoid missing out.



## GROUND FLOOR

### Entrance Hall

Lounge 20'8" x 12'4" (6.32m x 3.76m)

Kitchen 14'4" x 11'5" (4.38m x 3.50m)

Family Room 11'5" x 11'2" (3.50m x 3.41)

Study 11'2" x 7'0" (3.41m x 2.14m)

Bedroom 2 11'3" x 9'0" (3.45m x 2.75m)

### Shower Room

## FIRST FLOOR

Bedroom 1 12'9" x 11'4" (3.90m x 3.47m)

Bedroom 3 9'11" x 9'7" (3.04m x 2.94m)

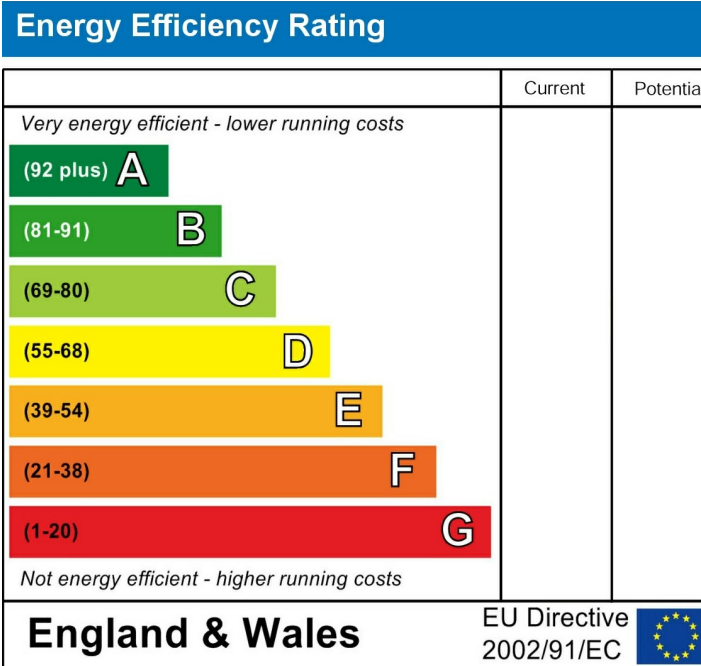
Bedroom 4 9'5" x 7'6" (2.89m x 2.31m)

### Family Bathroom

## EXTERNALLY

Shed 10'6" x 7'9" (3.22m x 2.38m)

Shed 9'7" x 9'5" (2.93m x 2.89m)





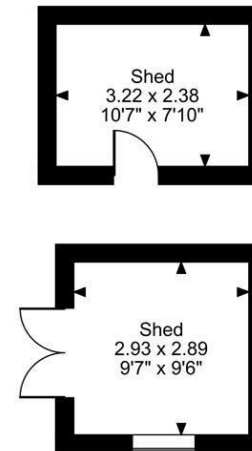
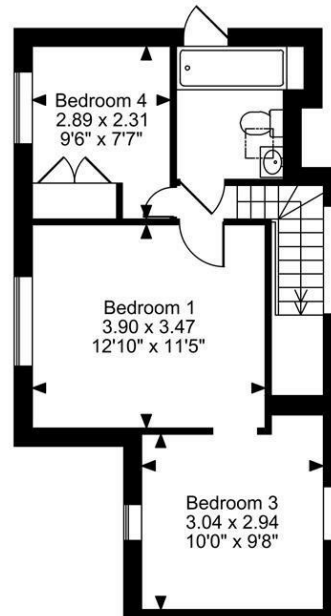
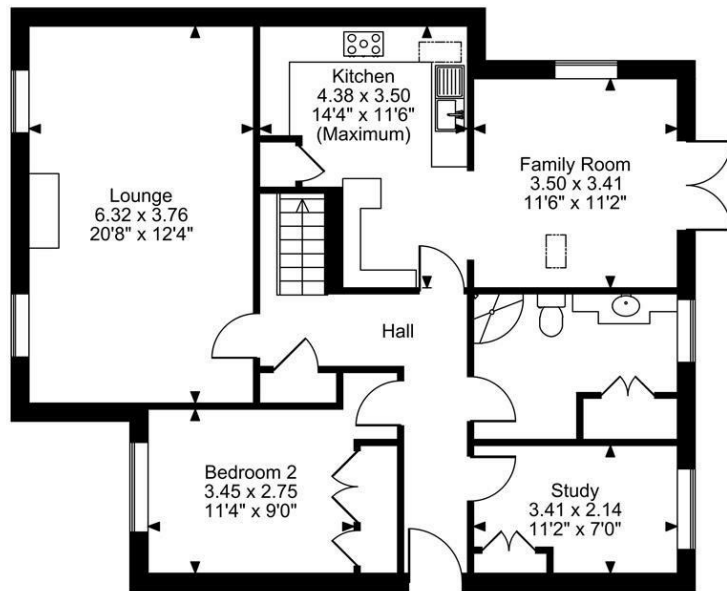
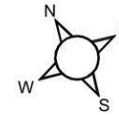
**Stone Cottages, Sutton Road, Langley, Maidstone**

**Approximate Gross Internal Area**

**Main House = 1363 Sq Ft/127 Sq M**

**Outbuilding = 173 Sq Ft/16 Sq M**

**Total = 1536 Sq Ft/143 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8643580/TOW