



**Maidstone Road, Sutton Valence, Maidstone, Kent, ME17 3LR**  
**Guide Price £500,000 to £575,000**



\*\*\*GUIDE PRICE £500,000 TO £550,000\*\*\*DETACHED BUNGALOW OVER 1300SQFT SITUATED ON APPROXIMATELY 1/4 ACRE PLOT WITH THREE BEDROOMS, TWO BATHROOM AND A DOUBLE AND SINGLE GARAGE

A spacious three-bedroom detached bungalow set on a generous plot just shy of a quarter of an acre, offering excellent driveway parking, a single garage, and a further detached double garage unit. Internally, the layout includes an entrance hall with a walk-in cupboard and access to the family bathroom, two bedrooms to the eastern side—one with an en suite and fitted wardrobes—a comfortable lounge with fireplace, separate dining room, study, and a third bedroom currently arranged as a secondary sitting room. The kitchen has been recently fitted and opens to a conservatory, with a separate utility room providing added practicality.

Outside, the neatly enclosed rear garden features a summer house and garden store, making the most of the space and privacy on offer.

Sutton Valence is a sought-after village known for its character, community feel, and hilltop setting with far-reaching views across the Weald. The village offers a post office, convenience store, local pubs, tea rooms, and several farm shops nearby. It's also home to the highly regarded Sutton Valence School and enjoys easy access to both Maidstone and Headcorn, with rail links to London. For those who enjoy the outdoors, the surrounding countryside offers a network of public footpaths, including the Greensand Way, making it ideal for walking, cycling, and exploring the Kentish landscape.

Properties of this type and setting are rarely available—early viewing is strongly recommended.



## GROUND FLOOR

### Entrance Hall

Lounge 16'5" x 11'3" (5.02m x 3.45m)

Dining Room 11'5" x 9'8" (3.48m x 2.97m)

Kitchen 14'5" x 8'4" (4.41m x 2.56m)

Utility Room 7'3" x 4'8" (2.23m x 1.43m)

Conservatory 8'11" x 7'2" (2.74m x 2.20m)

Study 10'7" x 9'8" (3.24m x 2.96m)

Bedroom 1 15'5" x 11'1" (4.72m x 3.38m)

### En-Suite

Bedroom 2 11'1" x 9'4" (3.38m x 2.87m)

Bedroom 3 10'5" x 9'5" (3.19m x 2.89m)

### Family Bathroom

Single Garage 15'8" x 11'0" (4.80m x 3.36m)

## EXTERNALLY

Double Garage 18'10" x 18'10" (5.75m x 5.75m)

Car Port 20'4" x 18'5" (6.22m x 5.63m)

Garden Store 11'7" x 11'3" (3.54m x 3.45m)

## Summer House 7'6" x 7'6" (2.30m x 2.30m)

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            | <b>67</b>                                                                           |
| (39-54) <b>E</b>                            | <b>54</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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**West Holme, Maidstone Road, Sutton Valence**

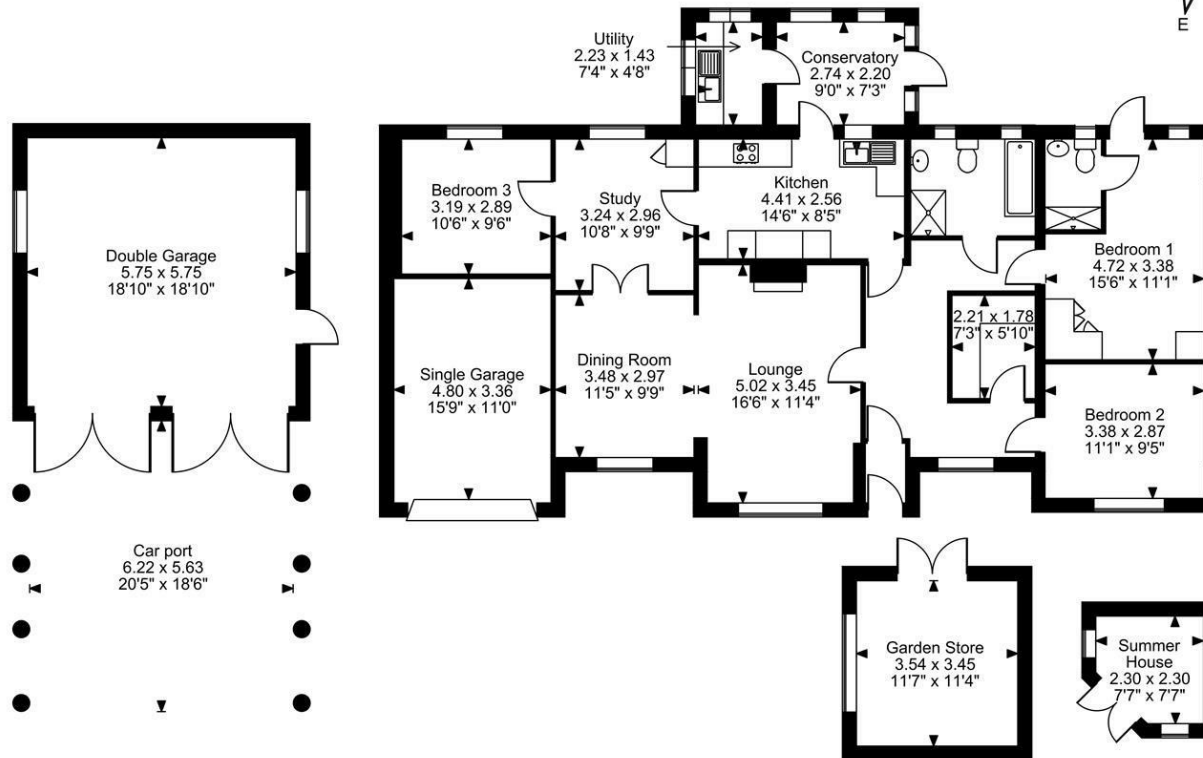
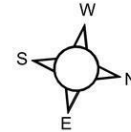
**Approximate Gross Internal Area**

**Main House = 1321 Sq Ft/123 Sq M**

**Garage = 530 Sq Ft/49 Sq M**

**Outbuilding = 181 Sq Ft/17 Sq M**

**Total = 2032 Sq Ft/189 Sq M**



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

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

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