

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£1,575,000**

**Freehold**

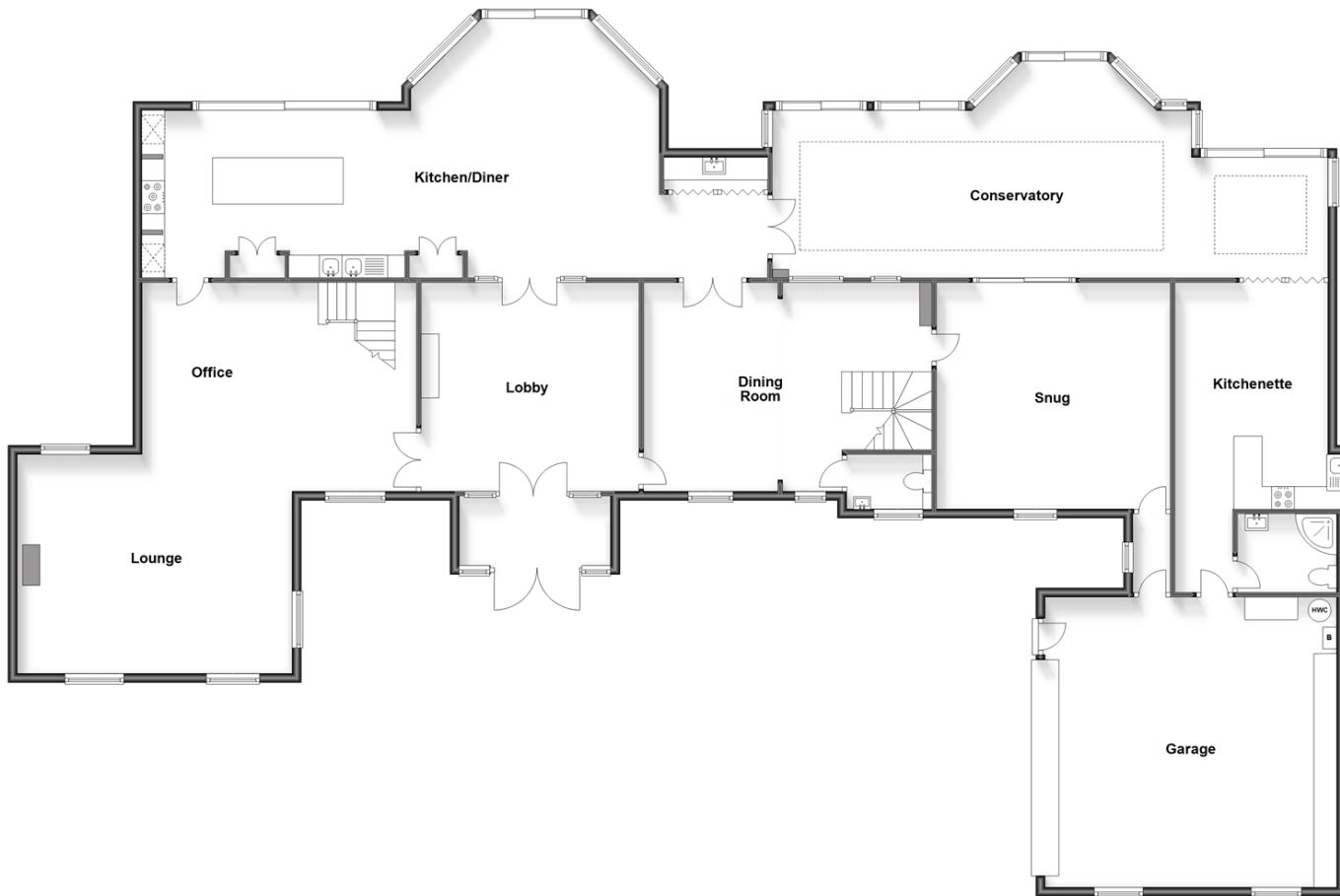
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East Sutton Road, Sutton Valence,  
Maidstone, Kent, ME17

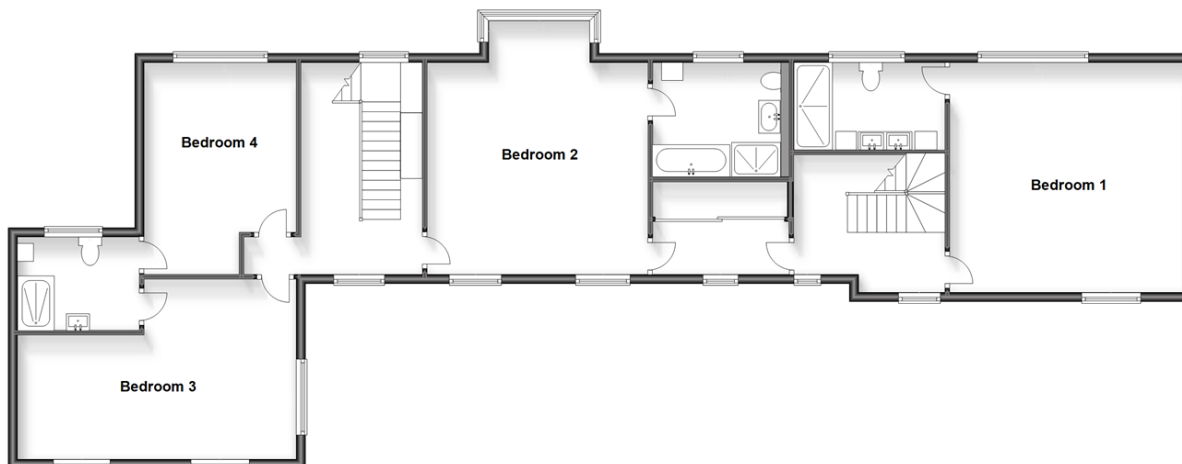
*Wards*

Helping you move forwards

**Ground Floor**  
Approx. 311.6 sq. metres (3353.8 sq. feet)



**First Floor**  
Approx. 137.6 sq. metres (1481.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lobby: 16'2 x 15'7 (4.93m x 4.75m)

Lounge/Office: 28'4 x 19'7 (8.64m x 5.97m)

Kitchen/Diner: 43'8 x 20'2 (13.32m x 6.15m)

Utility

Dining Room: 22'1 x 15'3 (6.74m x 4.65m)

Cloakroom

Snug: 16'8 x 16'7 (5.08m x 5.06m)

Conservatory: 40'4 x 15'9 (12.30m x 4.80m)

Kitchenette: 22'3 x 12'1 (6.79m x 3.69m)

Shower Room: 7'2 x 5'4 (2.19m x 1.63m)

### FIRST FLOOR

Landing

Bedroom 1: 17'0 x 16'8 (5.19m x 5.08m)

En-suite Shower Room

Bedroom 2: 18'2 x 16'1 (5.54m x 4.91m)

En-suite Bathroom Bedroom 2

Second Landing

Bedroom 3: 19'9 x 12'7 (6.02m x 3.84m)

En-suite for Bedrooms 3&4

Bedroom 4: 15'7 x 11'0 (4.75m x 3.36m)

### OUTSIDE

Gated Driveway

Double Garage : 21'3 x 21'3 (6.48m x 6.48m)

Front and Rear Gardens



## Main features

- Incredibly presented with modern decor throughout
- Zonal under-floor heating downstairs
- Close to local comprehensive and private schools
- Set in a rural location with picturesque views from all the rear living areas
- Gated driveway with ample parking and a double garage



### Nearest Schools

Primary Schools: Sutton Valence Primary 0.5 miles, Kingswood Primary 1.6 miles, Ulcombe C of E Primary 1.8 miles

Secondary Schools: Sutton Valence School 0.3 miles,



### Transport Information

Train Stations: Headcorn 3.3 miles, Hollingbourne 3.6 miles, Staplehurst 3.6 miles



### Address

East Sutton Road, Sutton Valence, Maidstone, Kent, ME17



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Headcorn Branch 01622 890435 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(74)	C(80)

12721761/20240409/DB/HS1