



Guide Price
£550,000

Freehold

2x  1x  1x 

**Boyton Court Road,
Sutton Valence,
Maidstone, Kent, ME17**

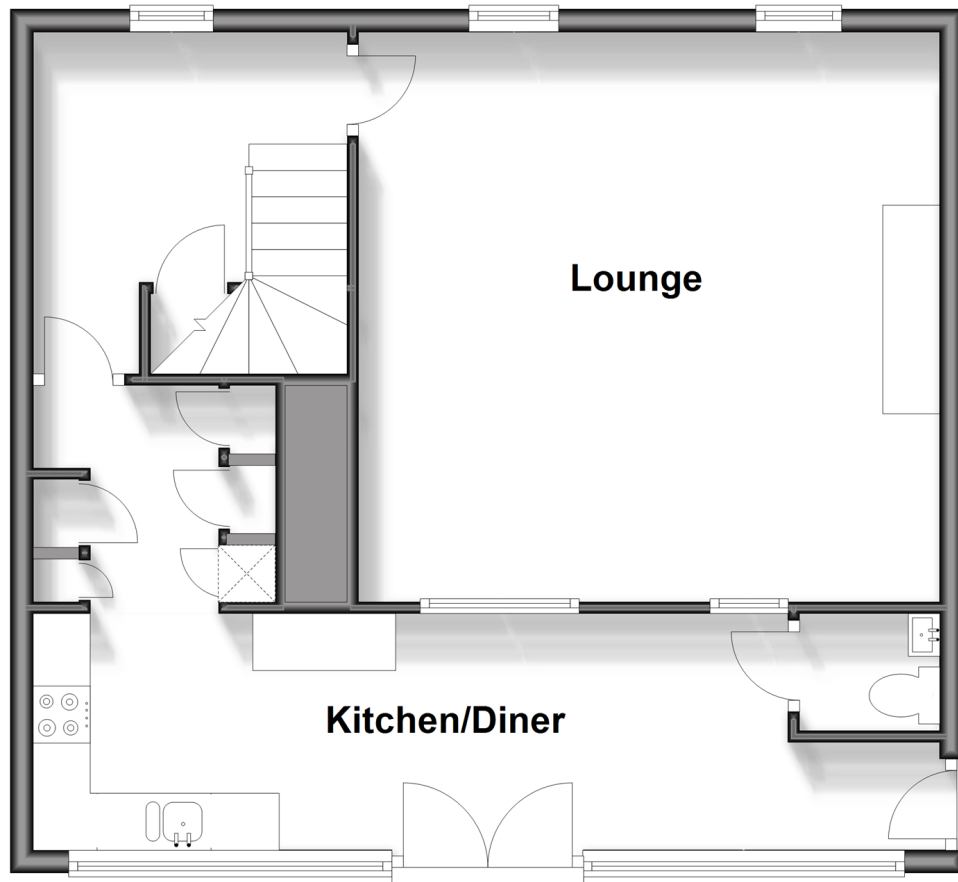
OVER 60?

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

Wards
Helping you move forwards

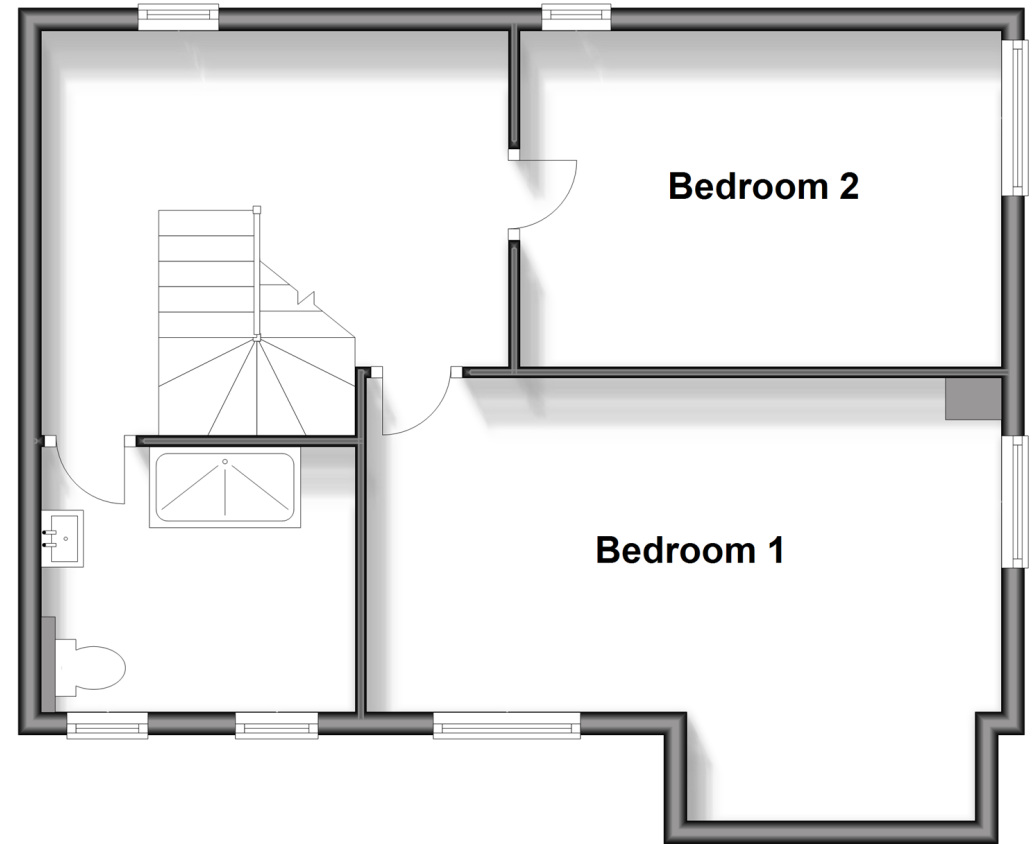
Ground Floor

Approx. 57.0 sq. metres (614.0 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Accommodation

GROUND FLOOR

W/C

Kitchen/ Diner: 21'11 x 7'4 (6.68m x 2.24m)

Utility area: 6'7 x 5'9 (2.01m x 1.75m)

Hallway

Lounge: 16'9 x 16'5 (5.11m x 5.01m)

FIRST FLOOR

Landing

Bedroom 1 : 17'10 x 12'11 (5.44m x 3.94m)

Bedroom 2: 13'9 x 9'7 (4.19m x 2.92m)

Shower Room

OUTSIDE

Garden

Driveway

Garage: 22'3 x 13'0 (6.79m x 3.97m)



Main features

- Exceptionally well-presented barn conversion.
- Short walk from village pubs, schools and breathtaking country walks.
- Spacious extended accommodation infusing modern and traditional features.
- Cottage style, landscaped rear garden.
- Large driveway and separate detached garage.



Nearest Schools

Primary Schools: Sutton Valence Primary 1.1 miles, Kingswood Primary 2.4 miles, Harrietsham C of E Primary 3.4 miles
Secondary Schools: Sutton Valence School 1.1 miles, Linton Park School 5.0 miles, Cornwallis Academy 5.1



Transport Information

Train Stations: Headcorn 3.9 miles, Staplehurst 5.1 miles, Hollingbourne 5.2 miles



Address

Boyton Court 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



■ 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.



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