



'Our Focus Determines Your Reality'



Chart Road
Chart Sutton
Kent
ME17 3RF



Entrance Hall * Sitting Room * Family Room * Dining Room
Kitchen/Breakfast Room * Utility Room * Boot Room * Cloakroom
Old School Hall

Principal Bedroom, Ensuite * Guest Bedroom, Ensuite
Three Further Bedrooms * Family Bathroom * Attic Room

Grounds approx. 1 Acre * Parking for Several Cars



STRIKING DETACHED RAGSTONE FAMILY HOME

Sitting in approximately an acre, in the village of Chart Sutton and dating back to 1865, this striking detached, ragstone family home occupies an elevated position with far-reaching views across the Weald of Kent. The first time the property has ever been on the market this property has exposed ragstone walls and a stunning, vaulted Old School Hall.

The accommodation consists of an entrance hall, double aspect sitting room with brick fireplace, family room with brick fireplace, dining room with flagstone floor and exposed ragstone wall, triple aspect kitchen/breakfast room with red tile floor and door to the front garden, a utility room, boot room with door to outside and a cloakroom on the ground floor. From the boot room and utility room there is access into the old school hall which is divided by sliding doors. With its vaulted ceiling, wooden floor and exposed wooden roof trusses, this room is ideal for refurbishment to create a spectacular entertaining space, art, or music studio, or even guest accommodation or annex.

On the first floor there is a principal bedroom with exposed ragstone and ensuite shower room, a double aspect guest bedroom with ensuite shower room, three further bedrooms and a family bathroom. A staircase leads to a spacious attic which could easily be made into further living accommodation.



OUTSIDE

Outside the property sits in approximately an acre of grounds, including a large lawn bordered by mature trees and shrubs and an extensive driveway which allows for ample parking. The property has a charming old school playground which could be turned into a tennis court or used to create outside entertaining space to enjoy the views across the Weald. There are also several outbuildings which could be converted subject to the necessary planning permissions.

CHART SUTTON

Chart Sutton is an attractive village set amongst delightful countryside and offers a convenient community shop and village hall. The adjacent village of Sutton Valence benefits from a few local shops including a Post Office and the renowned Sutton Valence School. More extensive shopping is available in the nearby village of Headcorn and the County Town of Maidstone.

SCHOOLS AND CONNECTIONS

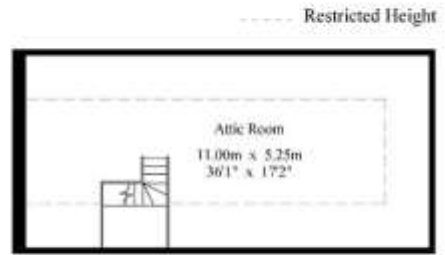
The property is on the doorstep of the renowned Sutton Valence School with entry from 3-18 years. There are also a number of well-regarded independent, state and grammar schools in the area for children of all ages.

Travel links include a main line station at Staplehurst (4 miles, London approximately 1 hour) and the M20 (5 miles) leading to London or the coast.



Eylesden Hall

House - Gross Internal Area : 236.8 sq.m (2548 sq.ft.)
 Old School Hall - Gross Internal Area : 104.0 sq.m (1119 sq.ft.)
 Attic Storage - Gross Internal Area : 57.6 sq.m (620 sq.ft.)



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SERVICES

Mains electricity, gas and water. Gas fired central heating. Private cess pit drainage, located in the back garden.

Maidstone Borough Council - Council Tax Band F

EPC Rating: E – full details available on request

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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