



'Our Focus Determines Your Reality'



Rectory Lane  
Sutton Valence  
Kent  
ME17 3BS



Entrance Hall \* Sitting Room \* Dining Room  
Kitchen/Breakfast/Family Room \* Utility Room \* Cloakroom

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Principal Bedroom with Ensuite \* Three Further Bedrooms  
Family Bath/Shower Room \* Shower Room

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Enclosed Garden \* Garage \* Extensive Off-Road Parking



## TUCKED AWAY DETACHED FAMILY HOME

Built in the 1960s with later additions, this attractive detached family home occupies a tucked-away position in the sought-after village of Sutton Valence.

Filled with light, the well-proportioned accommodation is presented in immaculate order throughout and consists of an entrance hall with steps leading down to the double aspect sitting room which has a log burning stove, door to the garden and windows onto the dining room. Also on the ground floor there is a stunning kitchen/dining/family room with tri-fold doors onto the terrace and a door into the adjoining garage, a utility room and cloakroom.

The bedrooms on the first floor all enjoy stunning views across The Weald; there is a principal bedroom with built-in storage and an ensuite shower room, two double bedrooms, a good size single which is currently used as a study, a family bath/shower room and a separate shower room.

Outside, double gates open onto the gravel drive which leads to the garage and provides extensive off-road parking. The 0.3 acre plot also includes an attractive enclosed garden which is laid to lawn with established flower and shrub beds, mature trees and a brick terrace.



## SUTTON VALENCE

The village of Sutton Valence benefits from a few local shops including a Post Office, farm shop, two hairdressers, two public houses and the renowned Sutton Valence School.

More extensive shopping is available in the nearby County Town of Maidstone or in Headcorn.

## SCHOOLS AND CONNECTIONS

As well as Sutton Valence School there are a number of well-regarded schools in the area for children of all ages, in the form of both independent, public and state schools. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

There are Mainline Stations at Maidstone, Headcorn, Staplehurst and Marden and easy access to the road network with good connections to London and the coast.



Approximate Area = 176.3 sq m / 1898 sq ft (Including Garage)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 327747



## SERVICES

All mains utilities connected. Gas fired central heating. Wifi speed 51 Mbps

Maidstone Borough Council - Council Tax Band F

EPC Rating: D – 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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