



'Our Focus Determines Your Reality'



Workhouse Cottages
Workhouse Lane
Sutton Valence
Kent
ME17 3JD



Sitting Room * Dining Room * Kitchen/Breakfast Room
Bathroom

Principal Bedroom with Dressing Area
Three Further Double Bedrooms * Family Bathroom

Delightful Garden Approximately 0.3 Acres
Garden Store * Summerhouse
Double Garage with Playroom/Office Above
Ample Driveway Parking



ATTRACTIVE GRADE II LISTED COTTAGE

Occupying a semi-rural, country lane location in the village of Sutton Valence and sitting in charming, manicured gardens of approximately 0.3 acres, this attractive Grade II Listed cottage is believed to date from the late 17th century with later additions and enjoys the convenience of modern living whilst exuding character throughout with period features including exposed beams and floorboards together with inglenook fireplace.

Spanning three floors, the accommodation consists of a sitting room with impressive inglenook fireplace, dining room, kitchen/ breakfast room and family bathroom on the ground floor.

On the first floor there are three double bedrooms and a family bathroom, whilst the principal bedroom with dressing area is situated on the second floor.

Outside the cottage is approached via a gravel driveway which provides ample parking and leads to the detached double garage with office/playroom above with annexe potential subject to planning. The stunning garden of approximately 0.3 acres is laid to lawn interspersed with mature trees, well-stocked flower and shrub beds, a pond and garden lighting. There is a greenhouse, potting shed and market garden with raised beds, a summerhouse and outbuilding together with a paved terrace from which to enjoy the surroundings.



SUTTON VALENCE

The village of Sutton Valence benefits from a few local shops including a Post Office, two hairdressers and 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

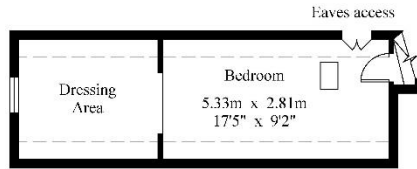
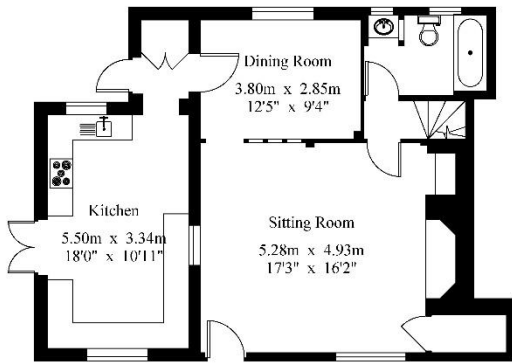
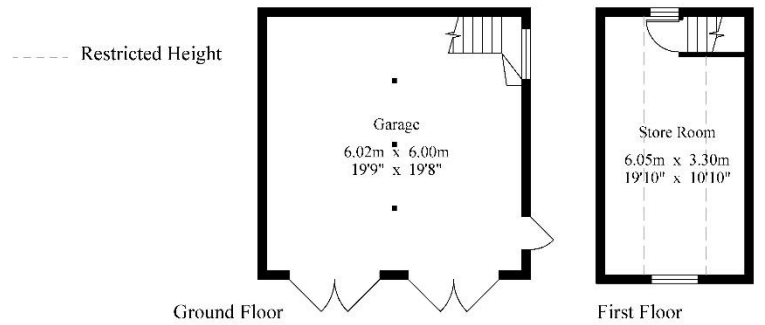
As well as Sutton Valence School there are a number of well-regarded schools in the area for children of all ages, in the form of both independent, public and state schools. More details can be obtained by visiting the website www.kent.gov.uk.

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

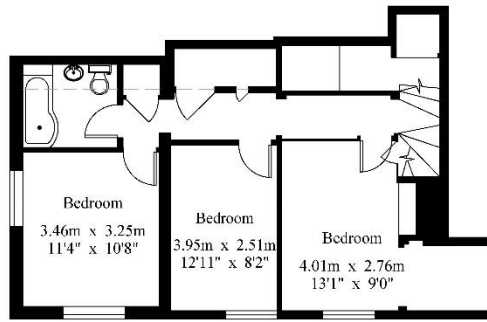


The Ashes

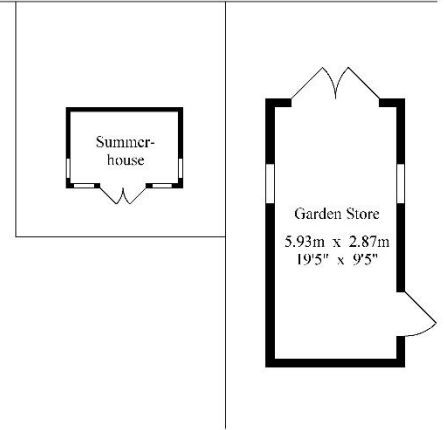
House - Gross Internal Area : 161.0 sq.m (1733 sq.ft.)
 Outbuilding - Gross Internal Area : 77.5 sq.m (834 sq.ft.)



Second Floor



First Floor



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SERVICES

Mains electricity, gas and water. Gas fired central heating. Shared cess pit on neighbour's ground.

Maidstone Borough Council - Council Tax Band E

EPC Rating: n/a

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com