



‘Our Focus Determines Your Reality’



Amber Lane
Chart Sutton
Kent
ME17 3SE



Entrance Hall * Sitting Room * Playroom/Bedroom * Bedroom/Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom Suite * Two Further Bedrooms
Family Bathroom

Enclosed Garden * Garage * Herringbone Brick Drive



VERSATILE DETACHED FAMILY HOME

Providing well-proportioned light-filled rooms, this versatile, detached family home is believed to date from the late 1970s with later additions. The property is conveniently located on a country lane in the popular village of Chart Sutton, which whilst rural is well positioned for access to the main road and rail networks.

The accommodation in its current configuration consists of an entrance hall, a double aspect sitting room with fireplace, a playroom/bedroom with parquet flooring, this room could be used to create a fifth bedroom if required, a bedroom/study, currently used as a study, a double aspect kitchen/breakfast room with doors opening to the garden and terrace, a utility room with door to outside and to the garage, and a cloakroom.

On the first floor there is a principal bedroom suite, comprising a double bedroom, a dressing room and a shower room, two further bedrooms, both with built-in storage and access to eaves storage, and a family bathroom.

Outside a herringbone brick drive adjoins an area of lawn, provides off-road parking and leads to the garage. The enclosed garden to the rear is laid to lawn with mature flower and shrub beds, a paved terrace and path leading down the garden. There is also a garden store.



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 2-18 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.





SERVICES

All mains utilities connected. Gas fired central heating. Fibre broadband to box.

Maidstone Borough Council - Council Tax Band F

EPC Rating: D

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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