

**Broad Street, Sutton Valence, Maidstone, ME17**

Approximate Area = 1390 sq ft / 129.1 sq m  
 Limited Use Area(s) = 34 sq ft / 3.1 sq m  
 Total = 1424 sq ft / 132.2 sq m

For identification only - Not to scale

Denotes restricted head height



RCMS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrd-hcom 2024. Produced for Simon Miller & Company. REF: 1084086

**2 THE CHEYNES**

BROAD STREET

SUTTON VALENCE

ME17 3AJ

OFFERS IN EXCESS OF £600,000

FREEHOLD

EPC REPORT: N/A



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



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This Grade II listed white weather boarded family home has recently been sympathetically refurbished and enhanced by its current owner. It offers very well maintained generous living and entertaining areas set over four floors. With its impeccably designed rooms, period features and south facing gardens the property is sure to impress. Further benefits include modern gas central heating, sash windows, and original doors throughout.

#### Property Features

- Immensely Charming And Characterful Former Village Lemonade Store Dating From Circa 1774
- Grade II Listed Family Home In The Heart Of The Village
- Beautifully Presented Throughout
- Wealth Of Original Features
- Deceptively Spacious Accommodation Set Over Four Floors, 3 Double Bedrooms
- Two Full Bathrooms, Two Reception Rooms, Utility Room And Kitchen/Diner
- South Facing Garden
- Offered Chain Free



As you step through the centuries-old entrance, be prepared to be transported to a bygone era. Exposed timber beams, inglenook fireplaces, and authentic period features adorn each room, creating an ambience that seamlessly blends the past with the present. The home boasts a graceful harmony of historical authenticity and modern comfort, providing a unique living space that is as comfortable as it is captivating.

The South facing tiered garden offers paved patio area, easy grass and flower and shrub beds.

The Cheynes is located in the heart of Sutton Valence, an historic village mentioned as far back as the Domesday Book, with a number of local historic buildings including St Marys Church dating from around 1300. The property is situated opposite the former Swan Public House, now a private dwelling. The village is also home to the renowned private Sutton Valence School, popular local pubs, hairdressers and doctor's surgeries. The larger village of Headcorn is a short drive away, with its greater range of shopping and leisure facilities and mainline train station with services into London Charing Cross.

