

Lower Road, Sutton Valence, Maidstone, Kent, ME17

Approximate Area = 1402 sq ft / 130.2 sq m  
 Garage= 284 sq ft / 26.3 sq m  
 Total = 1686 sq ft / 156.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richsecm 2024. Produced for Simon Miller & Company. REF: 1138819

# VALENCE BARN

LOWER ROAD

SUTTON VALENCE

ME17 3BW

GUIDE PRICE £500,000 - £550,000

FREEHOLD

EPC REPORT: C



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/Leaschold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



By Simon Miller

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Located in the heart of this historic village is this unique, detached Grade II listed Ragstone barn. Believed to be approximately 300 years old, the property offers generous accommodation over two floors, with integrated garage and utility room beside and a wealth of character features throughout.

As you enter, the front door leads into the kitchen/dining room, with part vaulted ceiling, tiled flooring and a range of wall and base units, with the staircase beside leading to the first floor and with the spacious sitting room beyond with beamed ceiling and fitted gas fire with brick surround. Upstairs, the landing leads to the two surprising double bedrooms, the master with en-suite bathroom and a separate family bathroom.

#### Property Features

- Detached Grade II Listed Barn In The Heart Of The Village
- Spacious Sitting Room
- Country Style Kitchen/Dining Room
- Character Features
- Two Large Double Bedrooms
- En-Suite Bathroom & Family Bathroom
- Integrated Garage With Utility Room Beside
- Beautifully Presented Throughout



Outside, the property offers parking for one car in the integrated garage, with right of way accessed over the driveway to the front, with additional street parking to be found close by. With timber double doors, power and light, there is an internal door from here leading to the utility room and store beside.

The village itself offers a popular primary school, two popular Village Pubs as well as hairdressers and doctors' surgery, recreation ground, village hall, all within close walking distance, as well as the renowned Sutton Valence Prep and Senior Schools. The larger village of Headcorn is only a short drive, with its mix of independent shops and cafes, Sainsbury's Local and for the commuter, a mainline train station offering regular services into London Charing Cross & London Cannon Street. There is also easy access to the M20 motorway.

#### MATERIAL INFORMATION

Freehold

Council Tax Band: F

EPC Report: C

