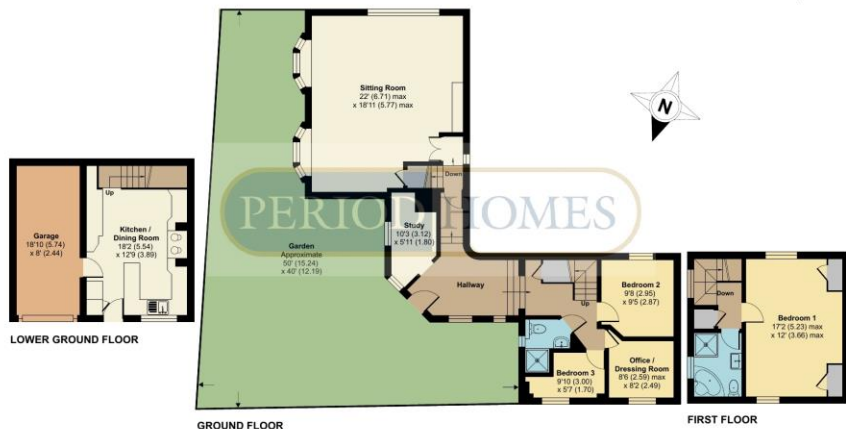


Broad Street, Sutton Valence, Maidstone, ME17

Approximate Area = 1505 sq ft / 139.8 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1656 sq ft / 153.8 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©indroom 2024. Produced for Simon Miller & Company. REF: 1173195

CYGNET COTTAGE

BROAD STREET

SUTTON VALENCE

ME17 3AJ

GUIDE PRICE £525,000 - £550,000

FREEHOLD

EPC REPORT: F



PERIOD HOMES
 By Simon Miller

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VIFWING ARRANGMENTS BY PRIOR TFI FPHONE

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.



This unique, UNLISTED cottage is set over multiple levels and is located in the heart of this historic village offering flexible accommodation with a wealth of character over its three floors. With parking to the rear and integrated garage, the property offers exceptional views over The Weald from the spacious dual aspect sitting room and pretty, secluded, cottage style garden.

Property Features

- Unique Character Village Home
- Spacious Sitting Room
- Exceptional Views over The Weald
- Kitchen/Dining Room
- Family Bathroom and Downstairs Shower Room
- Pretty Cottage Style Garden
- Set Out Over Three Floors
- Located in the Heart of the Village



As you enter the hallway, you find a small study area to your left overlooking the gardens and with a leaded window to the hallway. Steps from the hall take you into the exceptional dual aspect sitting room, with its exposed brick fireplace and southerly facing views over The Weald. Steps from the hall lead you down to the lower ground floor, where you find the generous kitchen/dining room, with stable door to the rear courtyard and integral access to the garage. The ground floor also offers two further bedrooms, shower room and a dressing room / 2nd office should you both need to work from home. A turning staircase from the hall takes you to the first floor landing, with a four piece bathroom and the dual aspect main bedroom offering far reaching views.

MATERIAL INFORMATION

Freehold, Council Tax Band: F

EPC Report: F

Broadband: Standard, Superfast & Ultrafast

