



Dean Cottage Chart Road
Sutton Valence, Maidstone
ME17 3AW

Guide Price £1,000,000 to £1,250,000

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Description

Dean Cottage stands like a beacon on the Greensand Ridge overlooking the weald with breathtaking 180 degree vistas. The property was individually built in the 1930's to this imposing design with the fenestration cleverly placed within the accommodation gaining the full benefit of the stunning views. The present owners have transformed the property during their ownership creating the beautiful home we find today, stylishly balancing a contemporary kitchen, bathroom and ensuite with the charm and character of the art deco period. To the front of the property is ample parking and turning area for numerous vehicles together with a double garage and gym. The rear garden has a raised decked terrace bathed in sun from the southern aspect with shaded areas to escape to, summer-house overlooking a pond, and an extensive infinity lawn, vegetable area with greenhouse, raised beds. The total plot extends to two thirds of an acre. Agents note: The present owners have made a planning application to extend the property above the existing single storey extension, greatly increasing the overall floor area. There are also photo voltaic cells on the roof generating an approximate income of £2000 per year.

Location

The property is situated close to the centre of the village adjacent to St Mary’s church. The village offers a good selection of local amenities including both state and public schools, village shop, community centre, Doctor’s surgery and a selection of gastro pubs. Maidstone the County town is some four miles distant to the North and Headcorn railway station being approximately three miles south connected to London on the Charing Cross line. The M20/A20/M2/M25 and M26 motorways are accessible and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band
G

VIEWINGS STRICTLY BY
APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1768 sq.ft. (164.2 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.1 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 2881 sq.ft. (267.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENTRANCE CANOPY

Outside light.

ENTRANCE VESTIBULE

Window to side, cloakroom, hand basin, low level WC, window to side, quarry tiled floor, storage cupboard.

ENTRANCE HALLWAY 16' 0" x 8' 10" (4.87m x 2.69m)

Staircase to first floor with unique oak balustrade, hand rail, semi circular metal flourishes, radiator, wooden flooring, door to:-

LOUNGE 20' 4" x 12' 10" (6.19m x 3.91m)

A delightful snug and cosy room, with a recessed fireplace with multi fuel log burner, with quarry tiled hearth, radiator, picture rail, wooden flooring. triple aspect featuring double glazed sliding doors to pergola.

FAMILY ROOM 13' 0" x 11' 2" (3.96m x 3.40m)

Wooden floor, thermostatic control for central heating, recessed down lighting, radiator, wide access to:

OPEN PLAN KITCHEN/DINING ROOM 34' 0" x 11' 10" (10.36m x 3.60m)

Riven stone flooring.

KITCHEN

Contemporary units with rose gold escutcheon fittings in graphite grey, with oak wood block working surfaces, featuring a peninsula unit and breakfast bar with bistro pendant lighting, twin deep glazed Belfast sink with mixer tap, metro tiled splashback, 4 burner induction hob, with extractor above and oven

beneath, integrated dishwasher, window overlooking garden, recessed lighting,

DINING AREA

A beautifully crafted room with bi-folding doors along two entire sides opening on to the decked sun terrace.

SECONDARY KITCHEN AREA 11' 0" x 11' 0" (3.35m x 3.35m)

Continuous riven stone flooring, matching range of storage cupboards with further built in cabinets, Rayburn oil fired boiler supplying central heating and domestic hot water throughout with twin hobs and oven. Walk in pantry (8 x 6), window to front extensive shelving, quarry tiled floor, window to front, door to:

LOBBY

UTILITY ROOM 14' 5" x 8' 0" (4.39m x 2.44m)

Range of built in cabinets, shelving, oak working surfaces and upstand, enamel sink and mixer tap, tiled splash back, space for washing machine and tumble dryer, riven stone flooring, double aspect window, stable door to secluded and shaded block paved patio area. tiled splashback.

ON THE FIRST FLOOR

LANDING

Two windows to front, feature oak balustrade, picture rail, door and staircase to second floor.

CLOAKROOM

Low level WC, window to side.

BEDROOM 2 13' 0" x 11' 6" (3.96m x 3.50m)

Window with stunning views, southern aspect, radiator.

BEDROOM 3 11' 3" x 11' 0" (3.43m x 3.35m)

Double built in wardrobe cupboard, window with stunning views, southern aspect, radiator.

BEDROOM 4 11' 0" x 11' 0" (3.35m x 3.35m)

Window to rear, stunning views, southern aspect, radiator.

BEDROOM 5 10' 10" x 9' 0" (3.30m x 2.74m)

Window to side, stunning views, western aspect, radiator.

FAMILY BATHROOM

White period style suite with chrome fittings, pedestal wash hand basin, bath, mixer tap, shower over, glass shower screen, metro tiled splashback, window to side, eastern aspect, heated towel, two built in storage cupboards, black vinyl flooring.

ON THE SECOND FLOOR

PRINCIPAL BEDROOM SUITE 13' 0" x 12' 8" (3.96m x 3.86m)

Double casement doors to balcony with iron balustrade, breath taking 180 degree views.

WALK IN DRESSING ROOM 11' 0" x 9' 7" (3.35m x 2.92m)

Radiator, window to side.

ENSUITE BATHROOM 11' 1" x 9' 8" (3.38m x 2.94m)



Period style white suite, with chrome fittings, twin shower cubicle with rainforest shower head, panelled bath, pedestal wash hand basin, low level WC, timber panelling to dado height with concealed cupboard with access to the feed in tariff and controls for the photo voltaic cells vinyl flooring, chrome heated towel rail.

OUTSIDE

To the front of the property is an extensive brick paved driveway with ample parking and turning area for numerous vehicles, five bar entry gate, double garage with attached workshop, gym and log store with internal access to the rear garden. The property stands in a plot of approximately 2 thirds of an acre. The rear garden is an exquisite feature of the property with an extensive decked sun terrace adjacent to the house, with a pillared pergola, heavy timber retaining wall and steps leading to a formal lawned area which gently falls creating a natural infinity effect, flanked by mature trees and shrubs, summer house, overlooking the well stocked pond, greenhouse, garden shed, raised beds.

Directions

From Maidstone leave via the Loose Road A229 bearing left at the Wheatsheaf onto A274 continue for approximately 4 miles upon reaching the centre of Sutton Valence turn right adjacent to the Kings Head at the top of the hill into Chart Road, the property will be found after approximately 1/4 of mile on the left hand side.





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