



Hazel Lodge
Amber Lane | Chart Sutton | Maidstone | Kent | ME17 3SE

Seller Insight

“When we built Hazel Lodge three years ago, we wanted a home that offered both luxury and practicality in a peaceful countryside setting. This has been a true self-build passion project, and while we have loved every moment here, we are ready to take on a new challenge and let another family enjoy all that Hazel Lodge has to offer.

“The heart of the home is the stunning open-plan kitchen, dining, and lounge area. With bi-fold doors that open fully onto the garden, it is perfect for entertaining in the summer, while the separate lounge provides a cosy retreat on winter evenings. Originally planned as a four-bedroom property, we adapted the design to create six bedrooms—five with en suites—offering incredible flexibility. One ground-floor bedroom with en suite has been invaluable for visiting relatives and would be ideal for an elderly family member. Another room doubles perfectly as a home office.

“The lifestyle features are what make Hazel Lodge truly special. We have enjoyed countless gatherings in the bar and games room, kept fit in the gym, and relaxed in the swim spa. The garden, bathed in sunlight, is laid mainly to lawn with planted areas, a pergola, and barbecue space—ideal for summer entertaining.

“Although tucked away in a wonderfully secluded spot, Hazel Lodge is just a short stroll to the village shop, with supermarkets only 5–10 minutes away and Maidstone town centre around 20 minutes. Leeds Castle is a 10-minute drive, and there are excellent private schools in Sutton Valence. We have also loved having a choice of welcoming country pubs nearby.

“All in all, Hazel Lodge is a spacious, modern, and private home that has been a sanctuary for our family. We hope its next owners will cherish it as much as we have.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Hazel Lodge

Fine & Country presents Hazel Lodge, an architecturally designed home of striking symmetry and scale, where refined design meets effortless contemporary living. Double fronted and elegantly composed, this exceptional residence unfolds across two beautifully crafted floors, offering more than 5,800 square feet of living and leisure space, including a superb private complex devoted to wellbeing and recreation.

From the moment you step inside, light and volume define the experience. The wide entrance hall, crowned by a galleried landing and glass balustrade, sets a tone of understated grandeur. Every detail feels considered, from the rich herringbone floors and high ceilings to the seamless integration of modern technology and comfort. It is a home that feels as calm as it is commanding.

At its heart lies a magnificent open plan family space, a place to gather, cook, and unwind. The state-of-the-art kitchen, complete with premium integrated appliances and a large island for culinary creativity, flows into a generous dining and informal lounge area. Dual aspect bi fold doors dissolve the boundary between inside and out, creating a natural connection to the terrace and gardens beyond. On summer days, this space comes alive with light and laughter, the perfect setting for entertaining on any scale.

For quieter moments, the formal living room offers a serene retreat. Here, a media wall and bi fold doors frame views of the garden, creating a perfect balance between elegance and comfort. A separate utility room ensures practical convenience, while a ground floor bedroom with en suite adds flexibility for guests or multigenerational living.

Upstairs, the sense of light and space continues. The principal suite is a private haven, beautifully proportioned and finished with a sumptuous en suite and walk in wardrobe. Four further bedrooms each have their own en suite, offering boutique hotel style comfort for family and guests alike. A sixth bedroom, currently used as a study, provides an ideal home office or creative space, completing a layout that is as versatile as it is luxurious.

Beyond the main residence, the leisure complex is a destination in its own right. Extending to approximately 1,300 square feet, it features a 17ft Aqua Sport Swim Spa, a gym area, a stylish bar, and cloakroom facilities. Whether for fitness, entertaining, or relaxation, this dedicated space transforms everyday living into something truly special.





Step outside

Hazel Lodge

The garden perfectly complements the home's contemporary elegance. South easterly facing and wonderfully private, it is laid mainly to lawn and framed by well stocked beds that bring year-round colour and texture. A broad wraparound stone terrace provides a series of inviting spaces for dining, lounging, and entertaining beneath open skies. A pergola, barbecue area, and large garden shed complete a setting designed for both enjoyment and ease of maintenance.

A substantial driveway provides parking for numerous vehicles, with a detached double garage offering secure parking and additional storage.

Location

Hazel Lodge enjoys a coveted position on the semi-rural fringes of Chart Sutton, an area celebrated for its rolling countryside and easy access to Maidstone, the vibrant county town of Kent, and numerous charming Kentish villages. Local life blends tranquillity with convenience, with a village shop just a stroll away, supermarkets within minutes, and the M20 providing swift connections to London and beyond. Train journeys to the capital take around an hour, making this an ideal retreat for those who value space and serenity without compromise on accessibility.

Nearby, the historic charm of Leeds Castle, numerous golf clubs, and scenic walking routes offer a wealth of leisure opportunities, while education is well catered for with a choice of highly regarded state and independent schools, including the prestigious Sutton Valence School.

Hazel Lodge is more than a house; it is a statement of lifestyle. A home where architectural vision, light, and luxury combine to create a sanctuary that inspires and restores in equal measure.

Freehold

Council Tax Bad G

EPC Rating B

For mobile phone coverage in this area please look online

Superfast & Standard Broadband are available at the property for more information please look online

Utilities: - Electric / Mains Water / Mains Drainage / Cable TV or Satellite / Broadband

Located on a Private Lane - With Shared costs

Guide price £1,400,000 - £1,450,000



Amber Lane, Chart Sutton, Maidstone, ME17

Approximate Area = 4151 sq ft / 385.6 sq m

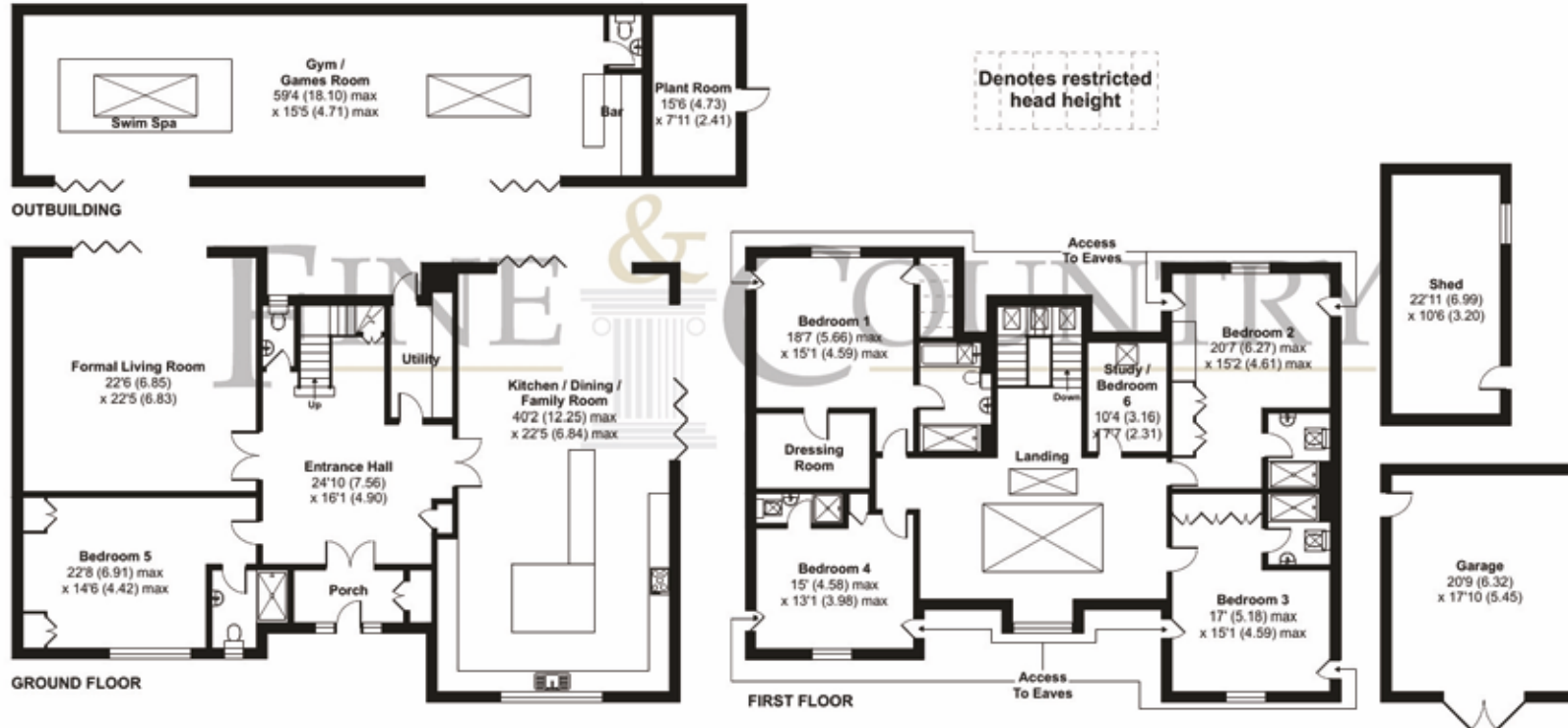
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 371 sq ft / 34.5 sq m

Outbuilding = 1300 sq ft / 120.8 sq m

Total = 5847 sq ft / 543.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1347376



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