



**Connells**

Orchard Bank  
Chart Sutton Maidstone



### Property Description

Located within the desirable and semi-rural setting of Chart Sutton, this well-presented home offers an excellent opportunity to enjoy countryside living whilst remaining conveniently close to Maidstone.

The ground floor accommodation is both practical and inviting. It features a bright and spacious living room, perfect for everyday living and entertaining. At the rear, the kitchen is well designed, offering ample storage and workspace, including a large pantry. The living room provides direct access to the rear garden, making it ideal for indoor/outdoor living.

Upstairs, the property features spacious bedrooms, perfect for families, guests, or those working from home. Each bedroom offers a pleasant outlook.

The rear garden offers a spacious, private, and low-maintenance outdoor area, perfect for relaxation or entertaining. Additionally, there is a vegetable patch and a large greenhouse for growing your own produce.

Chart Sutton is a well-regarded village that offers a tranquil lifestyle, surrounded by open countryside. Despite its peaceful setting, it is conveniently located within easy reach of Maidstone town centre, which boasts a variety of shopping, dining, and leisure facilities. The area is also served by reputable schools and good transport links, including mainline stations with services to London.



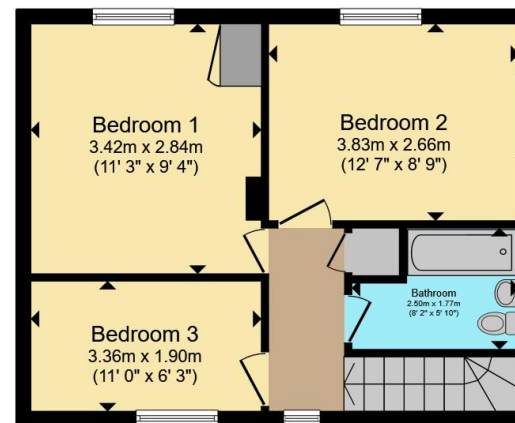








**Ground Floor**



**First Floor**

Total floor area 93.7 m<sup>2</sup> (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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30 King Street  
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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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