



The Old Stables, East Sutton

Kent - ME17 3DG

In Excess of £750,000



A masterclass in architectural restoration, this striking barn conversion seamlessly blends centuries of agricultural heritage with refined, contemporary living in the heart of the Kent countryside.

Formerly the working stables of a historic Kentish farmstead, The Old Stables has been meticulously reimaged into a striking contemporary residence. Set within the idyllic hamlet of East Sutton, this Grade II curtilage-listed property forms part of a small and exclusive collection of traditional farm buildings, and is surrounded by rolling countryside. Undertaken by the esteemed Cox Restorations, the conversion preserves the profound integrity of the original oak-framed structure. Soaring vaulted beams and historic character are now brilliantly juxtaposed with cutting-edge interior design, resulting in a rare and sophisticated balance of the old and the new.

At the heart of the home lies a breathtaking, vaulted living and dining space. Anchored by a warming wood-burning stove, the room is flooded with natural light via full-height glazing to the eastern elevation, effortlessly drawing the beautifully curated gardens inside. Flowing seamlessly from this large reception area is a bespoke fitted kitchen, appointed with a premium Smeg range and a suite of integrated appliances, designed for both passionate cooking and effortless entertaining. The property highlights include underfloor heating with individual thermostatic controls, hardwood and aluminium double-glazed windows, Cat 6 wiring, and super-fast FTTP fibre broadband. The property is sold with a 10 year AHCI new homes warranty and an Architect's Certificate.

The private quarters comprise of two beautifully proportioned, vaulted bedrooms. Each is served by a luxurious, contemporary en suite shower rooms, masterfully finished with artisan tiling and exquisite sanitaryware by Hansgrohe, Crosswater, and Adamsez. The exterior spaces have been brilliantly conceived to maximize the property's idyllic setting. Landscaped by the award-winning Acres Wild, the gardens provide an elegant backdrop to the home. Dedicated terraces to both the east and west allow for the perfect enjoyment of morning coffees and evening sunsets alike.

Complementing the main residence is a substantial attached barn, providing two open parking bays complete with a modern EV car charging point. Further practicalities are met with a secure lockable workshop/bicycle store and a discrete bin store.



The Old Stables







The Old Stables occupies an enviable, elevated position just over a mile east of the picturesque village of Sutton Valence, offering immediate access to a local doctor's surgery, hairdressers, and inviting country public houses. For more extensive retail and leisure needs, the bustling hubs of Maidstone, Headcorn and Cranbrook are within easy reach. The property is superbly positioned for the modern commuter. Headcorn and Staplehurst stations provide regular services to London Bridge, Charing Cross, and Cannon Street in approximately 50 to 60 minutes. Bearsted offers a frequent service to London Victoria in just over an hour, while Ashford International delivers a high-speed link to London St Pancras in a mere 37 minutes. The nearby M20 (Junction 8) grants swift access to the national motorway network, Gatwick and Heathrow airports, and the Channel Tunnel Terminus.

The region is renowned for its educational offerings. Exceptional local options include the village primary school, the highly regarded Sutton Valence Preparatory and Senior Schools, Dulwich Preparatory, and Benenden School, alongside excellent grammar schools located in Maidstone, Ashford, and Tonbridge.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: G

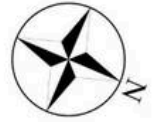
EPC Environmental Impact Rating: G

- Vaulted oak framed interiors
- Landscaped gardens by Acres Wild
- Grade II curtilage listed conversion
- Fast London rail connections
- Barn parking with EV charging
- Exclusive Kentish farmstead setting

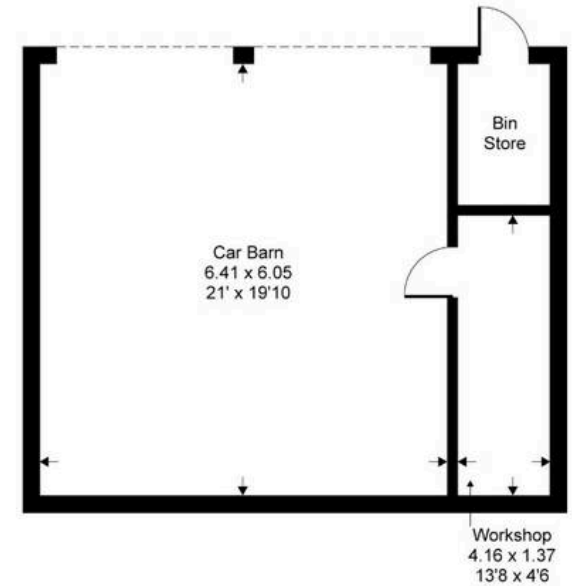


The Old Stables, ME17

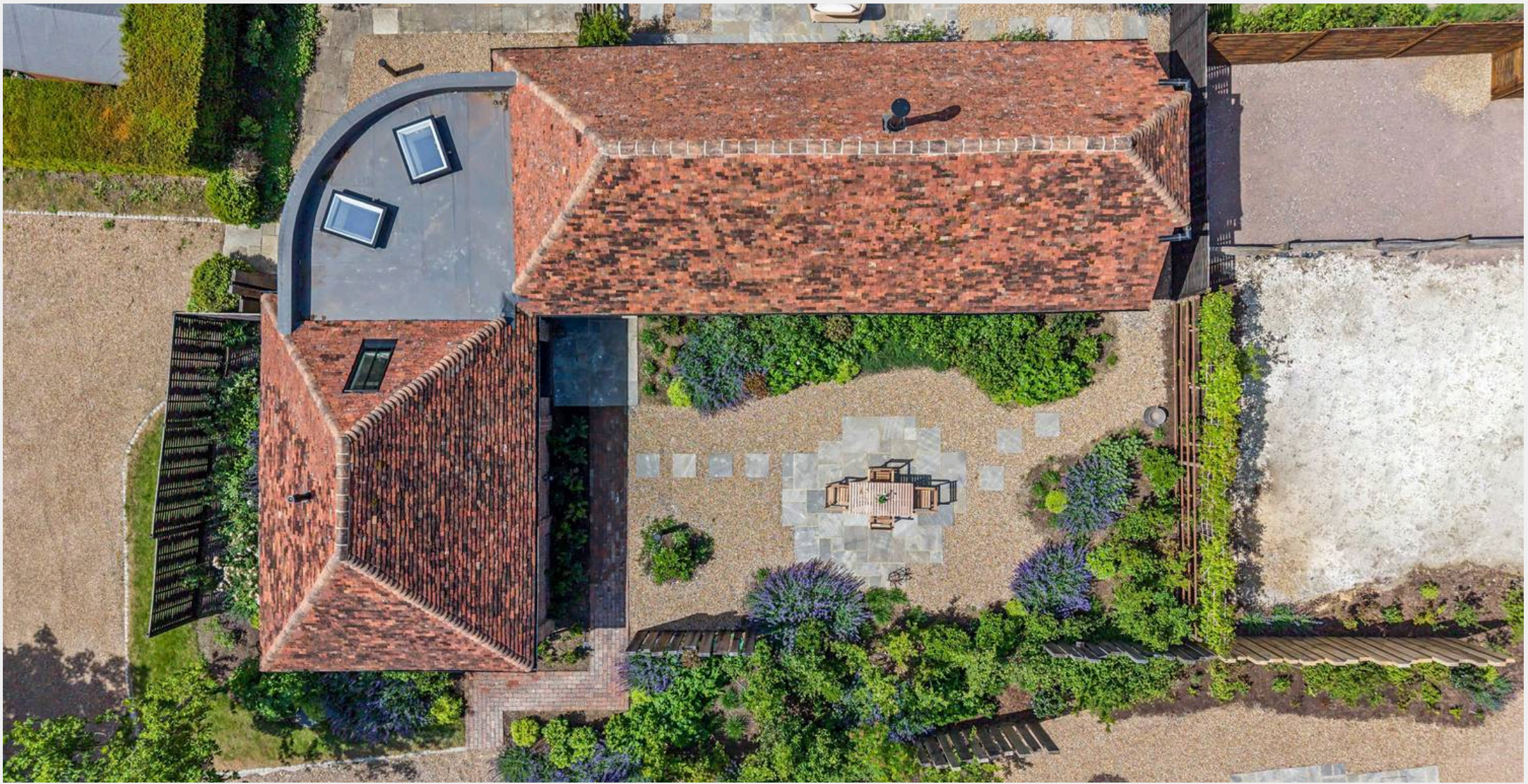
Approximate Gross Internal Area = 100.7 sq m / 1083 sq ft
Approximate Outbuilding Internal Area = 48.4 sq m / 520 sq ft
Approximate Total Internal Area = 149.1 sq m / 1603 sq ft



Ground Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

R&M