

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**

**£800,000**

**Freehold**

5x  3x  3x 

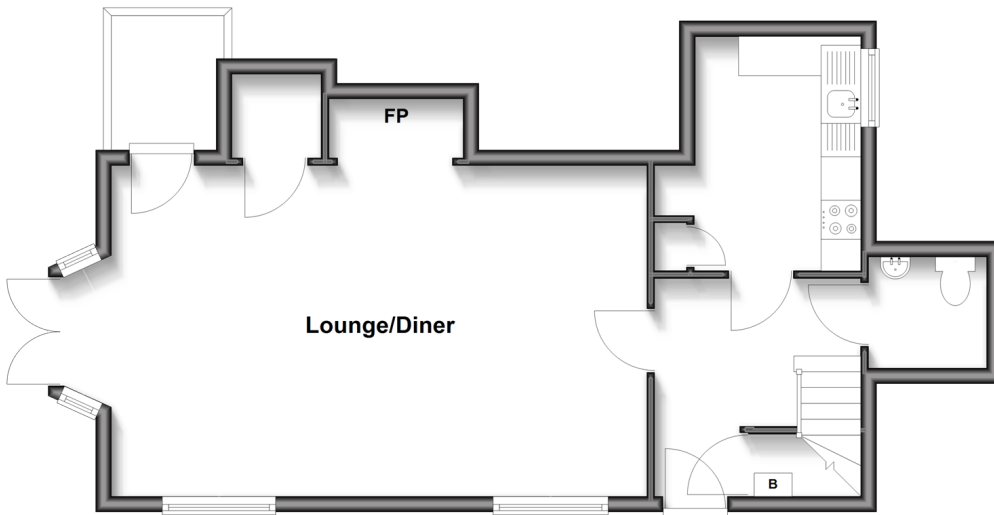
Chart Road, Sutton Valence, Kent, ME17

*Wards*

Helping you move forwards

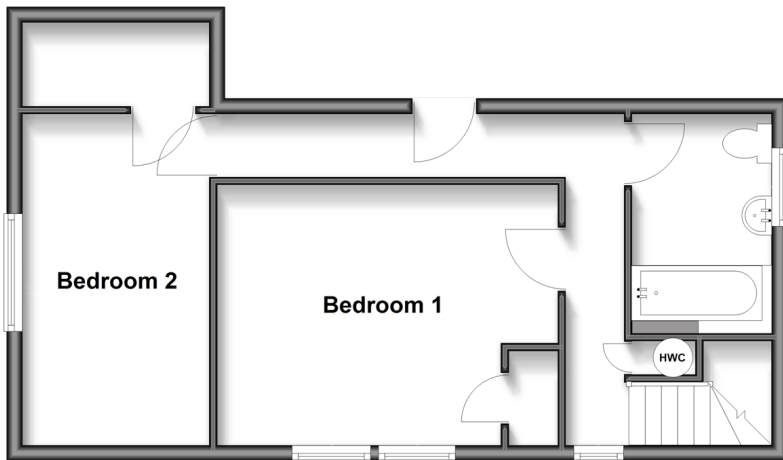
## Ground Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



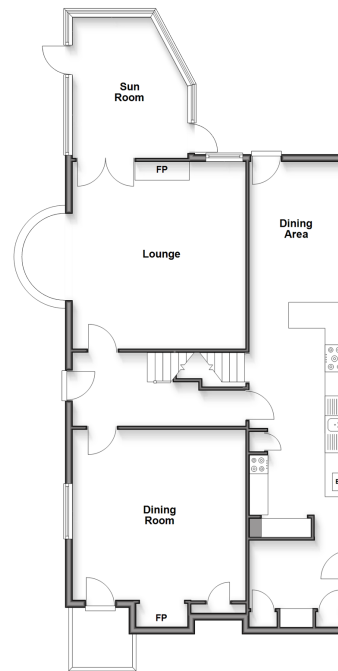
## First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



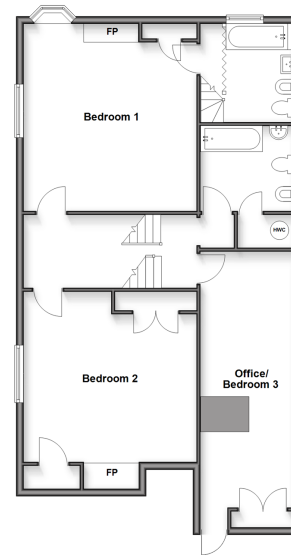
## Split Level Ground Floor

Approx. 103.0 sq. metres (1109.0 sq. feet)



## Split Level First Floor

Approx. 93.6 sq. metres (1007.0 sq. feet)



## Basement

Approx. 14.7 sq. metres (157.9 sq. feet)



## Accommodation

### COTTAGE

#### COTTAGE GROUND FLOOR

Cottage Entrance Hall

Cottage Lounge/Diner: 22'0 x 14'4 (6.71m x 4.37m)

Cottage Kitchen: 10'1 x 9'11 (3.08m x 3.02m)

Cottage Cloakroom

#### COTTAGE FIRST FLOOR

Cottage Landing

Cottage Bedroom 1: 14'0 x 8'2 (4.27m x 2.49m)

Cottage Bedroom 2: 12'1 x 10'9 (3.69m x 3.28m)

Cottage Bathroom

### HOUSE

#### HOUSE SPLIT LEVEL GROUND FLOOR

House Entrance Hall

House Dining Room: 14'9 x 14'2 (4.50m x 4.32m)

House Lounge: 16'1 x 14'5 (4.91m x 4.40m)

House Sun Room: 12'0 x 9'0 (3.66m x 2.75m)

House Kitchen/Dining Area: 32'8 x 8'3 (9.96m x 2.52m)

House Utility: 8'4 x 7'8 (2.54m x 2.34m)

#### HOUSE SPLIT LEVEL FIRST FLOOR

House Landing

House Bedroom 1: 15'2 x 14'10 (4.63m x 4.52m)

House En-suite Bathroom

House Bedroom 2: 13'3 x 13'0 (4.04m x 3.97m)

House Office/Bedroom 3: 22'3 x 8'7 (6.79m x 2.62m)

House Bathroom

### HOUSE BASEMENT

House Cellar: 12'6 x 8'11 (3.81m x 2.72m)

### OUTSIDE

Front and Rear Gardens

Double Garage and Driveway



## Main features

- Two semi detached properties being sold, benefiting from internal access to each other
- Beautifully presented with a wealth of character both internally and externally
- Set on a plot of just over a third acre with stunning views across the weald
- Cellar and double detached garage offering plenty of storage space



### Nearest Schools

Primary Schools: Sutton Valence Primary 0.3 miles, Holy Family RC Primary 2.0 miles, Bell Wood Community Primary 2.2 miles

Secondary Schools: Sutton Valence School 0.4 miles,



### Transport Information

Train Stations: Staplehurst 3.3 miles, Headcorn 3.7 miles, Hollingbourne 3.8 miles



### Address

Chart Road, Sutton Valence, Kent, ME17



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Headcorn Branch 01622 890435 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

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