



**Homewell House, Maidstone Road, Sutton Valence**

Maidstone

Guide Price  
**£750,000**

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 2**

Ref: 1383571

Set within a well-connected Kent village, within easy reach of Maidstone and its rail links, this substantial period home offers scale, character and genuine long-term potential.

Positioned on a main route through the village, the property benefits from excellent accessibility while still enjoying a generous plot, mature gardens and a strong sense of privacy once inside the grounds.

From the moment you step through the door, the character is unmistakable.

Exposed beams run throughout the home, brickwork adds warmth and texture, and the sitting room is anchored by an impressive inglenook fireplace with wood-burning stove. It feels established, solid and full of personality. This is period architecture with real presence.

The kitchen is a true working heart of the home, centred around an Aga and surrounded by extensive cabinetry and dining space. Multiple reception areas offer flexibility for modern family life, whether you need formal dining, a snug, music room, home office space or multi-generational living.

Upstairs continues the theme of generous proportions and individual character, creating a home that feels both substantial and versatile.

Outside, the gardens provide excellent space to entertain, grow or simply enjoy being outdoors. Ample gravel parking, garaging and outbuildings add practicality to the lifestyle on offer.

The barn is where the opportunity becomes particularly compelling. Planning permission has already been granted to incorporate it into the existing accommodation, opening the door to significant additional living space. Whether that becomes extended family accommodation, guest suites, a home business environment or a dramatic open-plan expansion, the framework is in place.

Village life here means countryside on your doorstep, local amenities within reach and straightforward access into Maidstone for schools, shopping and mainline services. Connected, yet spacious.

This is a home with scale, character and future upside.  
A property that offers flexibility today and even greater potential tomorrow.









**CHRIS PAYNE**  
**exp**  
Personal Estate Agent

Why not book to  
view or call me  
for an informal  
chat?

**Chris Payne**  
30 Springfield Avenue St Michaels Tenterden TN30 6NL

07512 681 350

[chris.payne@exp.uk.com](mailto:chris.payne@exp.uk.com)

<https://chrispayne.exp.uk.com/>

