



The Platt, Sutton Valence, Kent, ME17 3BQ
Price £550,000

EXTENDED FOUR BEDROOM FAMILY HOME ON A GENEROUS SOUTH-FACING PLOT OF APPROX. 1/5 ACRE WITH FAR-REACHING WEALD VIEWS IN SOUGHT-AFTER SUTTON VALENCE

Externally, the property enjoys driveway and carport parking for several vehicles. The gardens wrap around the home and benefit from a favourable south-facing aspect, creating a wonderfully private setting with far-reaching views across the surrounding countryside. Sutton Valence remains one of the area's most sought-after villages, known for its charming community feel, scenic countryside walks and access to well-regarded local schools. Traditional village pubs and amenities are close at hand, while excellent transport connections are available via the nearby villages of Headcorn and Staplehurst, both offering mainline rail services to London. The M20 motorway network is also easily accessible, making this an ideal location for commuters seeking a balance between rural living and convenience. Viewing is highly recommended.

To the first floor there are four well-proportioned bedrooms, each benefitting from built-in wardrobes, alongside a family bathroom fitted with a modern double shower unit.

A spacious and welcoming entrance hall creates an immediate sense of space, complete with a useful ground floor cloakroom and the staircase to the first floor. The lounge provides a bright and comfortable living environment, with sliding doors opening directly onto the garden. A separate dining room offers an ideal setting for both everyday family life and entertaining, while the fitted kitchen is complemented by a practical utility room which also provides internal access to the integrated garage.

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ON THE GROUND FLOOR

Entrance Hall 17'1" x 8'7" (5.21m x 2.64m)

Lounge 18'2" x 17'7" (5.55m x 5.37m)

Dining Room 18'2" x 12'4" (5.55m x 3.78m)

Kitchen 13'10" x 8'6" (4.24m x 2.61m)

Utility 8'8" x 6'11" (2.66m x 2.12m)

ON THE FIRST FLOOR

Landing

Bedroom 1 15'3" x 10'0" (4.65m x 3.06m)

Bedroom 2 11'9" x 7'5" (3.59m x 2.28m)

Bedroom 3 10'0" x 9'5" (3.05m x 2.89m)

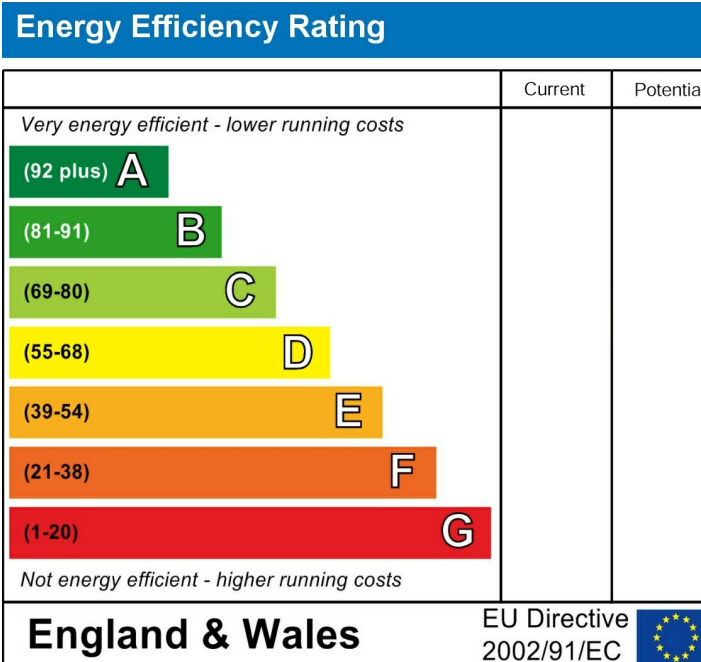
Bedroom 4 11'3" x 5'9" (3.43m x 1.76m)

Family Bathroom

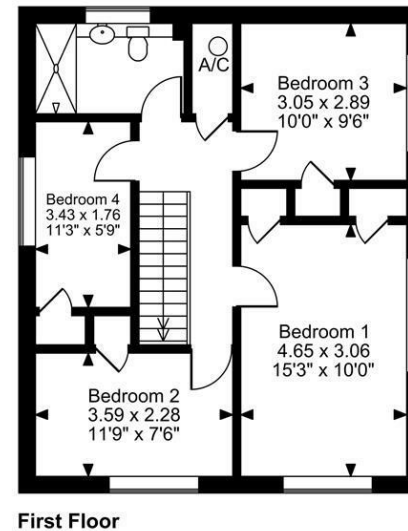
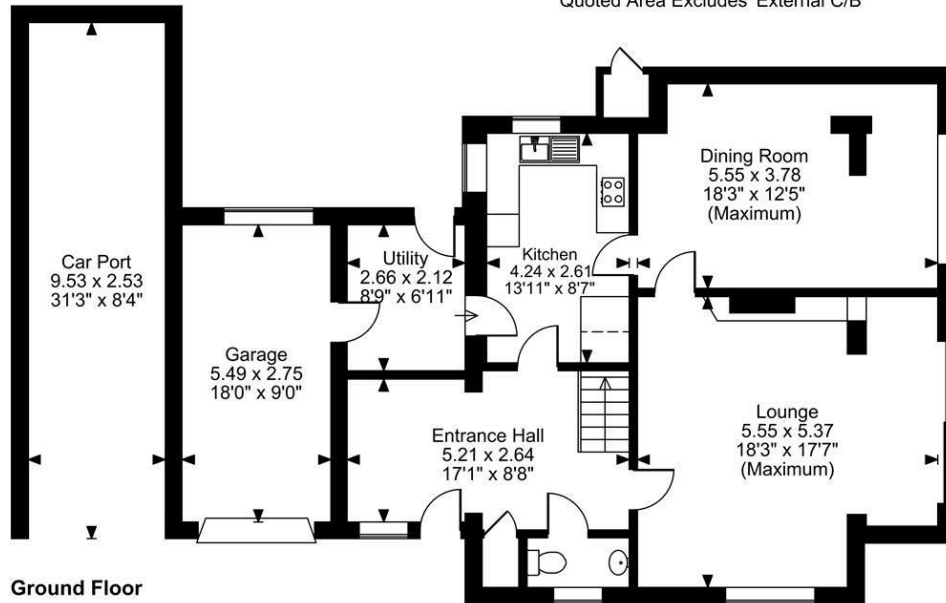
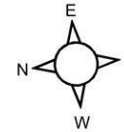
EXTERNALLY

Garage 18'0" x 9'0" (5.49m x 2.75m)

Car Port 31'3" x 8'3" (9.53m x 2.53m)



The Platt, Sutton Valence, Maidstone
Approximate Gross Internal Area
Main House = 1529 Sq Ft/142 Sq M
Garage and Carport = 440 Sq Ft/41 Sq M
Total = 1969 Sq Ft/183 Sq M
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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