



Headcorn Road, Sutton Valence, Maidstone, ME17 3EL
Price £475,000

CHARMING THREE BEDROOM COTTAGE WITH EXTENSIVE GARDENS, OUTBUILDINGS AND EASY ACCESS TO HEADCORN STATION

Occupying a delightful position on the outskirts of the sought-after village of Sutton Valence, this charming three-bedroom cottage backs onto open farmland and offers well-proportioned accommodation arranged over three floors.

The ground floor comprises a fitted kitchen with an adjoining dining area, currently used as a cosy snug with log burner, and an impressive dual-aspect living room extending over 22ft with a fireplace and doors opening onto the garden. To the rear is a useful utility room providing additional storage and utility space. Upstairs, the first floor offers two generous double bedrooms both with fitted wardrobes and a family bathroom, while the second floor is dedicated to a spacious third bedroom also with fitted wardrobes.

Outside, a driveway to the front extends along the side of the property and continues to the rear, providing ample off-road parking for several vehicles. The gardens are a particular feature, with a large patio seating area immediately to the rear, extensive lawns enjoying views across the adjoining farmland, and a very useful outbuilding offering excellent storage or workshop potential.

Sutton Valence is a highly regarded Kent village offering a range of local amenities including shops, pubs, a primary school and the renowned Sutton Valence School. For commuters, nearby Headcorn Station provides frequent mainline rail services to London Bridge, Charing Cross and Cannon Street, while the surrounding countryside offers an abundance of scenic walks and outdoor pursuits.



GROUND FLOOR

Snug 12'0" x 12'0" (3.68m x 3.68m)

Lounge 22'7" x 11'1" (6.90m x 3.40m)

Kitchen 12'0" x 10'11" (3.68m x 3.34m)

Utility

FIRST FLOOR

Bedroom 1 12'11" x 11'5" (3.94m x 3.48m)

Bedroom 2 11'9" x 11'4" (3.60m x 3.46m)

Bathroom

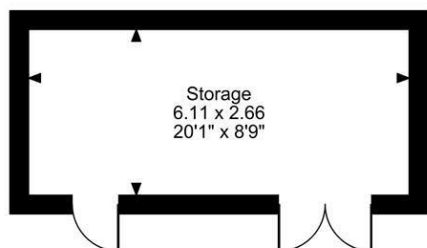
SECOND FLOOR

Bedroom 3 15'5" x 10'11" (4.70m x 3.35m)

EXTERNALLY

Storage 20'0" x 8'8" (6.11m x 2.66m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



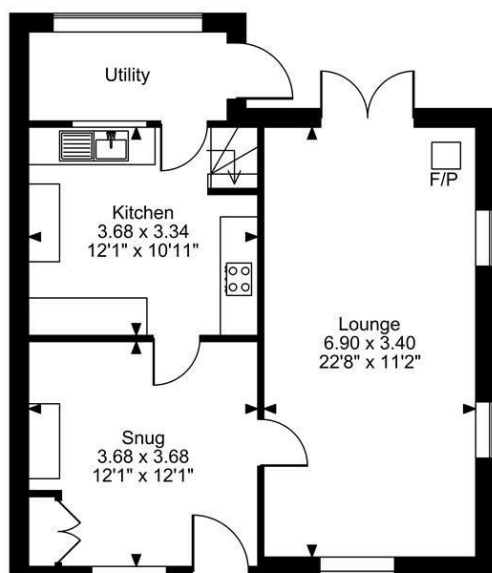
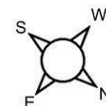
Gladwish Cottages, Headcorn Road, Sutton Valence, Maidstone, Kent

Approximate Gross Internal Area

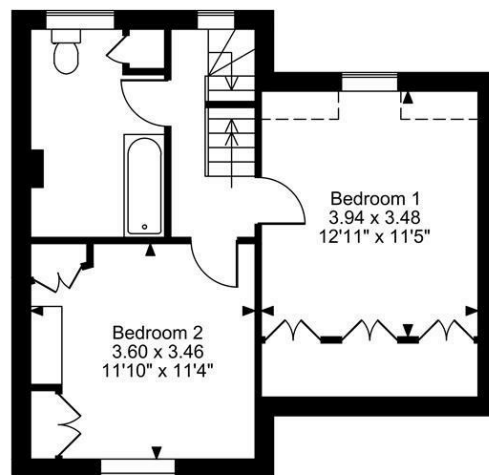
Main House = 1229 Sq Ft/114 Sq M

Storage = 175 Sq Ft/16 Sq M

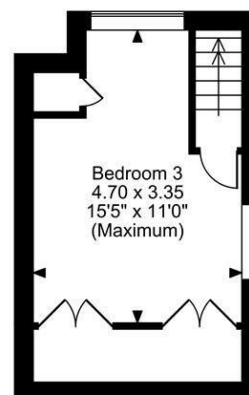
Total = 1404 Sq Ft/130 Sq M



Ground Floor



First Floor



Second Floor

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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