



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

****GUIDE PRICE £475,000 - £500,000**CHARMING COTTAGE WITH GENEROUS GARDEN, GARDEN STUDIO AND OPEN FARMLAND VIEWS**

Set in a semi-rural position with open farmland adjoining the garden, this attractive cottage offers well-balanced accommodation, generous outside space and a peaceful setting between Sutton Valence and Headcorn.

The ground floor centres around a welcoming dining room with a feature fireplace with log burner, leading through to the fitted kitchen, opening into a fitted kitchen and a useful utility room. The lounge extends from front to the rear of the property and is lovely reception room with its own fireplace with another log burner and plenty of space to relax or entertain.

On the first floor, the principal bedroom benefits from an en-suite WC, accompanied by a further bedroom with fitted wardrobes and the family bathroom. A staircase then rises to the second floor, where the third bedroom provides a versatile space that could equally serve as a guest room, home office or hobbies room.

Outside, the property continues to impress. A gated driveway provides off-road parking for several vehicles, while the rear garden has been thoughtfully arranged with areas of decking and patio for outdoor dining and entertaining. There are three useful outbuildings, together with a detached garden studio complete with its own WC. Adjoining the studio is a covered veranda with bar area, making it an enjoyable space to spend time with family and friends. The garden extends alongside neighbouring farmland, giving the property a particularly open and peaceful outlook.

Situated between the popular villages of Sutton Valence and Headcorn, the property is well placed for a range of local amenities, reputable schools and beautiful surrounding countryside. For commuters, Headcorn railway station is just a short drive away, offering regular services into London, whilst the nearby M20 provides convenient road links to Maidstone, Ashford and the wider motorway network.



GROUND FLOOR

Lounge 18'0" x 12'2" (5.51m x 3.73m)

Snug/Dining Room 12'0" x 11'11" (3.68m x 3.64m)

Kitchen 12'0" x 10'6" (3.66m x 3.21m)

Utility Room 9'7" x 4'1" (2.94m x 1.26m)

FIRST FLOOR

Bedroom 1 12'1" x 11'11" (3.69m x 3.65m)

En-Suite WC 6'53" x 3'27" (1.83m x 0.91m)

Bedroom 3/Dressing Room 11'0" x 9'6" (3.36m x 2.90m)

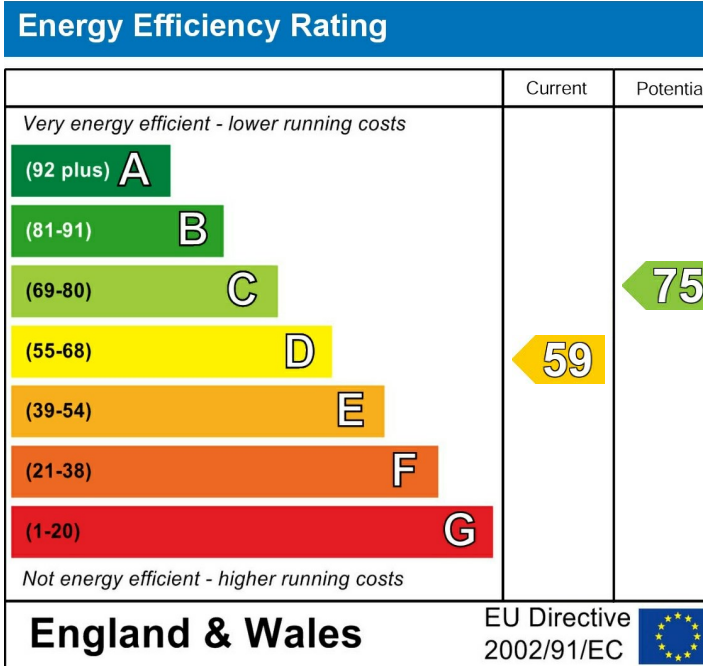
Bathroom 6'67" x 6'50" (1.83m x 1.83m)

SECOND FLOOR

Bedroom 2 16'1" x 12'0" (4.91m x 3.67m)

EXTERNALLY

Detached Garden Studio 16'8" x 11'11" (5.09m x 3.65m)



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

Approximate Gross Internal Area

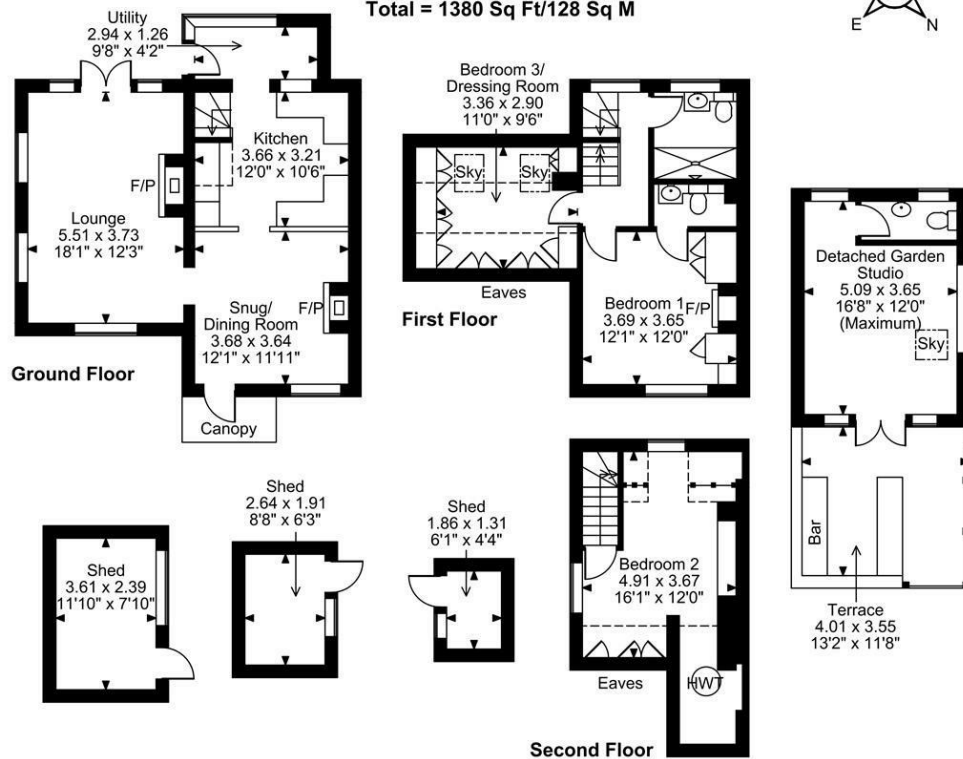
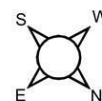
Main House = 1007 Sq Ft/93 Sq M

Detached Garden Studio = 200 Sq Ft/19 Sq M

Sheds = 173 Sq Ft/16 Sq M

Terrace external area = 158 Sq Ft/15 Sq M

Total = 1380 Sq Ft/128 Sq M



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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