



Church Road, Chart Sutton, Maidstone, ME17 3RE

Price £1,200,000



A DISTINGUISHED GRADE II LISTED PERIOD RESIDENCE OCCUPYING THE SITE OF THE HISTORIC NORTON COURT MANOR, SET WITHIN BEAUTIFULLY ESTABLISHED GROUNDS IN THE HEART OF CHART SUTTON

Believed to date from the mid-18th century and occupying the site of the historic Norton Court manor, this handsome Grade II Listed residence enjoys a delightful setting within one of the area's most sought-after villages. Approached via a sweeping gravel driveway, the property immediately impresses with its attractive tile-hung elevations, substantial chimney stacks and elegant proportions. Arranged over three levels, the accommodation blends period character with practical family living, featuring a wealth of original features including exposed timbers, character fireplaces, latch doors and deep-set windows.

The principal reception rooms enjoy attractive outlooks across the grounds, whilst the kitchen and adjoining dining space provide an ideal hub for everyday living and entertaining. To the upper floors are five generous bedrooms, including a guest bedroom with en-suite shower room and an impressive principal suite occupying the entire second floor, complete with en-suite bathroom and adjoining dressing room, which could equally serve as a nursery, study or home office.

Outside, beautifully established grounds surround the house, comprising mature lawns, specimen trees, well-stocked borders and secluded seating areas. A substantial detached timber-framed outbuilding with vaulted ceiling and exposed oak framework provides highly versatile ancillary space, suitable for a variety of uses including a studio, gymnasium, games room, home office or entertaining space.

Norton Court presents a rare opportunity to acquire a home of genuine provenance, combining elegant accommodation, established grounds and exceptional versatility within the picturesque village of Chart Sutton.



Situation

Chart Sutton is one of the most desirable villages in the Weald of Kent, surrounded by rolling countryside yet remaining highly accessible for both Maidstone and London. The village enjoys a strong sense of community and is renowned for its attractive period homes, network of footpaths and bridleways, and picturesque rural setting.

The area is particularly well served by both state and independent education. Sutton Valence School, one of Kent's most respected independent schools, lies just under a mile away and provides education from Preparatory through to Sixth Form. A number of highly regarded grammar schools can also be found in Maidstone, including Maidstone Grammar School, Maidstone Grammar School for Girls, Invicta Grammar School and Oakwood Park Grammar School.

For commuters, the County Town of Maidstone offers an extensive range of shopping, leisure and dining facilities together with rail services to London. Nearby stations at Headcorn, Staplehurst and Marden provide regular services to London Bridge, Cannon Street and Charing Cross, whilst Maidstone West offers High Speed services via Ebbsfleet to London St Pancras. The M20 motorway is readily accessible, providing convenient links to London, the Channel Tunnel and the wider motorway network.

The surrounding countryside offers an abundance of leisure opportunities including golf courses, equestrian facilities, vineyards and country pubs, whilst the Kent Downs Area of Outstanding Natural Beauty and the county's coastline are both within easy reach.

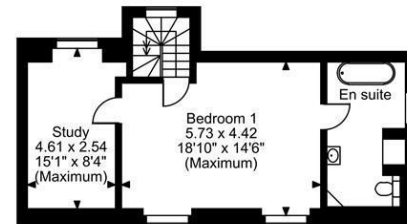
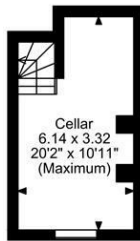
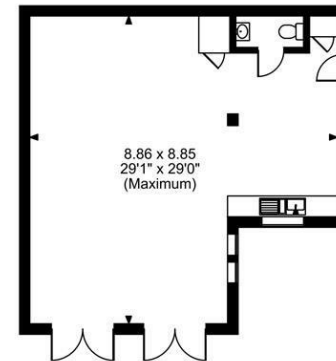
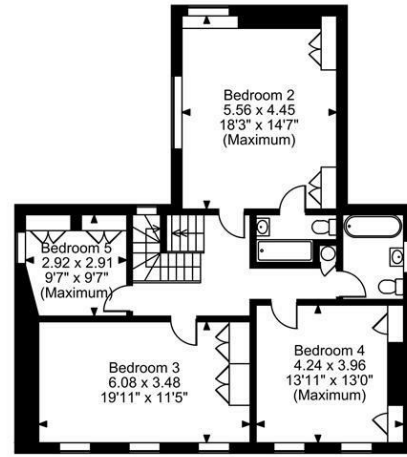
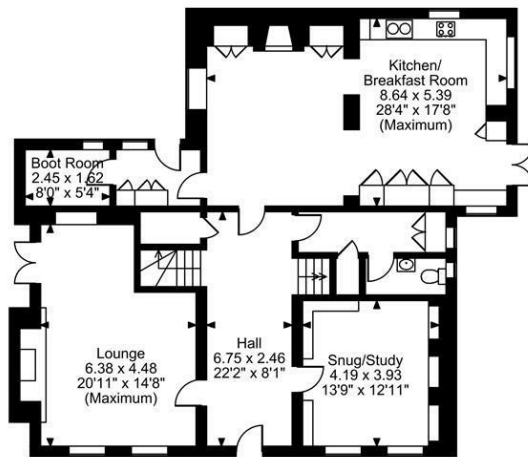
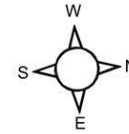
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Approximate Gross Internal Area

Main House = 3169 Sq Ft/295 Sq M

Barn = 739 Sq Ft/69 Sq M

Total = 3908 Sq Ft/364 Sq M



Basement

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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