



Headcorn Road, Sutton Valence, ME17 3EL
Price £1,000,000



Occupying a generous plot of approximately three-quarters of an acre, this substantial detached family home enjoys a private position within the highly regarded village of Sutton Valence. The property offers over 2,000 sq ft of accommodation arranged across two floors, providing excellent space for family life. The ground floor centres around a spacious kitchen/family room which naturally lends itself to modern living, whilst separate lounge and dining rooms offer more formal reception space when required. A study provides an ideal home office, with fibre broadband available to support modern working requirements. A useful utility room and cloakroom complete the ground floor accommodation.

To the first floor are five double bedrooms, making the property particularly well suited to larger families. The principal bedroom benefits from an en-suite shower room, whilst bedroom two also enjoys en-suite facilities. The remaining bedrooms are served by a family bathroom. Outside, the property is approached via electric gates leading to a large driveway with parking for numerous vehicles and access to the detached double garage. The gardens are a real feature of the home, extending to approximately three-quarters of an acre and enjoying a wonderful sense of privacy. A generous patio provides the perfect space for outdoor entertaining, whilst the established lawns offer plenty of room for families to enjoy. Solar panels and a highly efficient biomass heating system help provide economical day-to-day running costs, with the heating system not fully reflected within the current EPC assessment.

Offering generous accommodation, established grounds and a highly regarded village setting, this is a home that will appeal to families seeking space, privacy and a desirable location.



LOCATION

Sutton Valence is one of Kent's most sought-after villages, enjoying an attractive setting within the Kent Downs Area of Outstanding Natural Beauty. The village offers a strong sense of community and a range of everyday amenities including a village store, post office, public houses, doctors' surgery and recreation ground. It is perhaps best known for the prestigious Sutton Valence School, whilst a selection of well-regarded state schools can also be found in the surrounding area.

For commuters, Headcorn railway station is within easy reach, providing regular services to London Bridge, Charing Cross and Cannon Street. Regular bus services connect the village to Maidstone, where a wider range of shopping, leisure and educational facilities can be found. The surrounding countryside offers an abundance of walking, cycling and outdoor pursuits, making Sutton Valence particularly appealing to those seeking a balance between village life and convenient access to larger towns and the capital.

GROUND FLOOR

Entrance Hall

Lounge 20'5" x 12'8" (6.24m x 3.87m)

Dining Room 12'2" x 10'9" (3.72m x 3.28m)

Family Room/Kitchen 18'9" x 18'2" (5.74m x 5.55m)

Utility 8'5" x 5'9" (2.57m x 1.76m)

Study 9'8" x 7'8" (2.96m x 2.35m)

Downstairs WC

FIRST FLOOR

Bedroom 1 15'3" x 12'8" (4.67m x 3.87m)

En-Suite

Bedroom 2 13'4" x 9'8" (4.07m x 2.97m)

En-Suite

Bedroom 3 11'9" x 10'9" (3.60m x 3.29m)

Bedroom 4 12'11" x 12'5" (3.95m x 3.81m)

Bedroom 5 10'9" x 9'9" (3.30m x 2.99m)

Family Bathroom

EXTERNALLY

Garage 18'5" x 18'2" (5.63m x 5.54m)

Hopper Shed 12'2" x 9'6" (3.73m x 2.90m)

Garden Store 11'11" x 8'6" (3.65m x 2.60m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sedley, Headcorn Road, Sutton Valence, Maidstone, Kent

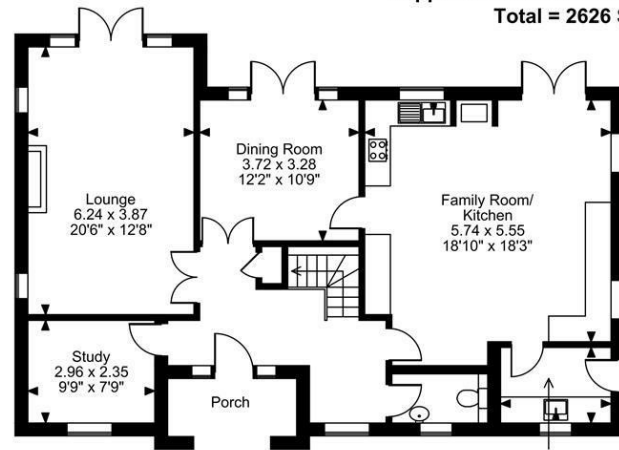
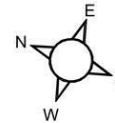
Approximate Gross Internal Area

Main House = 2072 Sq Ft/192 Sq M

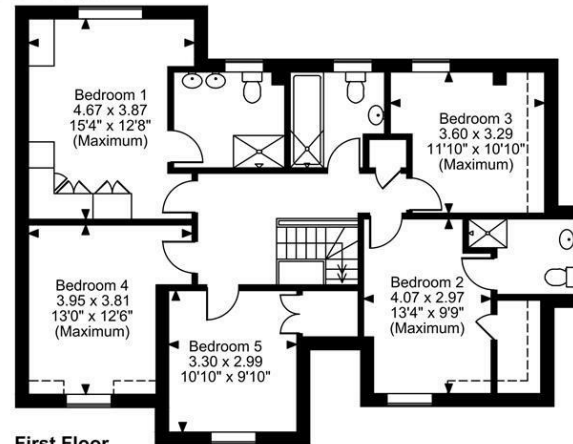
Garage = 336 Sq Ft/31 Sq M

Hopper Shed & Garden Store = 218 Sq Ft/20 Sq M

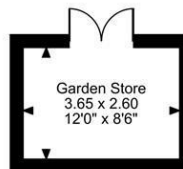
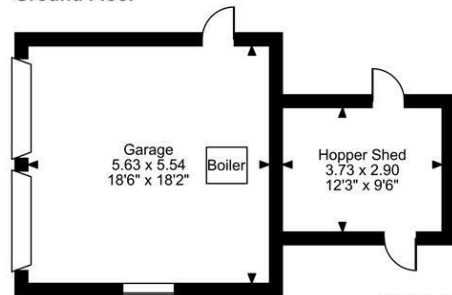
Total = 2626 Sq Ft/243 Sq M



Ground Floor



First 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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