



South Lane,  
Sutton Valence ME17 3BD  
Offers In The Region Of £349,950

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Nestled in the charming village of Sutton Valence, this delightful two-bedroom character cottage on a private road, presents a unique opportunity for those seeking a tranquil retreat. The property boasts stunning views across the picturesque Weald, making it a perfect haven for nature lovers and those who appreciate scenic beauty.

This property also has 2 private parking spaces, brand new boiler and CHAIN FREE!

Contact us today and this property is not one to be missed.



#### More details:

As you enter the cottage, you will find a warm and inviting atmosphere, ideal for both relaxation and entertaining. The property is set over three floors, to the ground floor you have the kitchen with stable door entrance, it is well equipped with a large range master giving it the perfect county kitchen feel plus the added comfort of under floor heating. Following through, there is a good sized living room with the additional benefits of an open fire, walled wood panelling and existing floorboards.

The garden room is off of the lounge, which offers a perfect spot to enjoy the surrounding views and natural light.

The two spacious double bedrooms are set on the first and second floors providing ample room for comfort, while the family bathroom is conveniently located to serve the household.

The exterior of the property is equally impressive, featuring a large private garden that invites outdoor living. The raised deck dining area is an excellent place to soak up the sun and enjoy al fresco meals while taking in the breathtaking landscape. With a south-facing aspect, this garden is bathed in sunlight throughout the day, enhancing the overall appeal of the home.

Additionally, the property offers parking for two cars, ensuring convenience for residents and guests alike. This cottage is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. If you are looking for a cosy home with character and stunning views, this property on South Lane is not to be missed.

#### Disclaimer

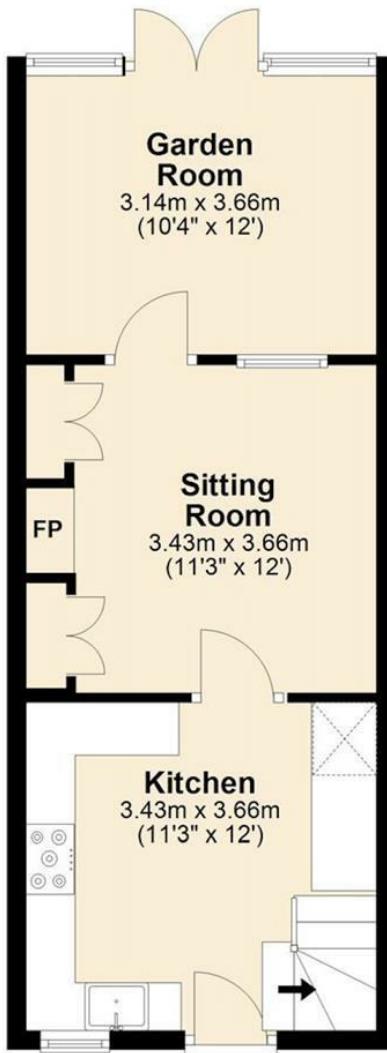
All dimensions are approximate and any floor plans are for guidance purposes only. References to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavour to make our sales particulars as accurate as possible, all interested parties must themselves verify their accuracy.





## Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



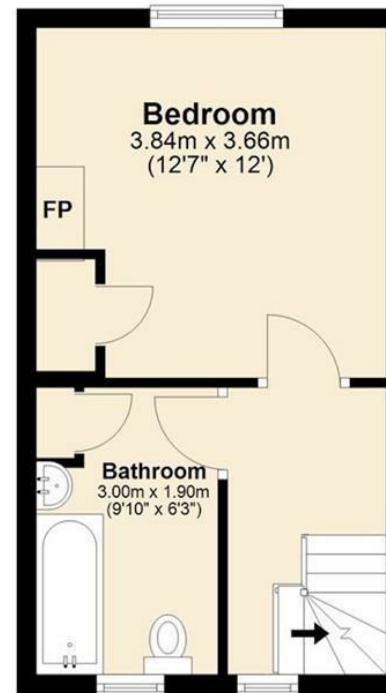
**Garden Room**  
3.14m x 3.66m  
(10'4" x 12')

**Sitting Room**  
3.43m x 3.66m  
(11'3" x 12')

**Kitchen**  
3.43m x 3.66m  
(11'3" x 12')

## First Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



**Bedroom**  
3.84m x 3.66m  
(12'7" x 12')

**Bathroom**  
3.00m x 1.90m  
(9'10" x 6'3")

## Second Floor

Approx. 14.7 sq. metres (158.6 sq. feet)



**Bedroom**  
3.91m x 3.60m  
(12'10" x 11'10")

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

Total area: approx. 77.5 sq. metres (833.9 sq. feet)

## Location Map

