

South Barn, Church Farm Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JB

Guide Price £800,000

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Issuing Office: MAIDSTONE
Tel: 01622 756703

GUIDE PRICE £800,000 TO £850,000CHARACTERFUL FOUR/FIVE BEDROOM ATTACHED BARN CONVERSION WITH A STRIKING DOUBLE-HEIGHT SITTING ROOM, ESTABLISHED GARDENS AND CARRIAGE BARN
South Barn is an attractive weatherboarded barn conversion offering spacious and versatile accommodation across three floors. The main house extends to approximately 2,146 sq ft, complemented by a carriage barn and separate store, bringing the total to approximately 2,697 sq ft.
The ground floor features a welcoming entrance hall and a well-appointed kitchen/breakfast room with cream cabinetry, contrasting work surfaces and space for a family dining table. An adjoining utility room provides practicality, while the separate dining room opens onto the garden. A double bedroom, study/fourth bedroom and shower room offer flexibility for guests, home working or ground floor sleeping accommodation.
A particular highlight is the first-floor sitting room, measuring approximately 22'5" x 19'10", with a fireplace and an impressive double-height space rising to the roof above. Also on this floor, the principal bedroom is complemented by a ensuite, walk in wardrobe and generous dressing room which was formerly the fifth bedroom and could be reinstated if required. The second floor provides a further spacious double bedroom and a separate shower room.
Outside, the established gardens feature broad lawns, mature trees, planted borders and enclosing hedging. A paved terrace beside the barn provides an inviting setting for outdoor dining. The gated gravel driveway offers ample parking along with a carriage barn and adjoining store provide useful covered parking and storage.
Situated on Chartway Street in East Sutton, the property is well placed for the amenities and schools of nearby Sutton Valence, with more extensive shopping and leisure facilities in Maidstone and mainline rail services available from Headcorn.
VIEWING RECOMMENDED. CALL PAGE AND WELLS TODAY TO AVOID MISSING OUT.

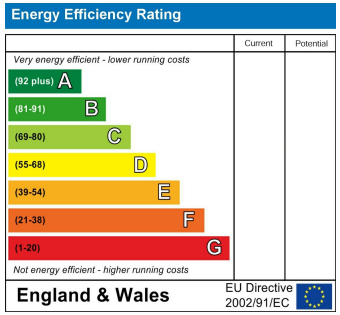


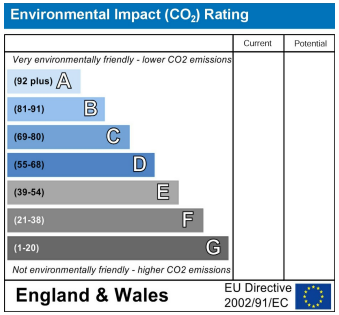




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Church Farm, South Barn, Chartway Street, Maidstone
Approximate Gross Internal Area
Main House = 2146 Sq Ft/199 Sq M
Store & Carriage Barn = 551 Sq Ft/51 Sq M
Total = 2697 Sq Ft/250 Sq M



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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