



5 Church Cottages , Chart Road, Sutton Valence, Maidstone,  
Kent, ME17 3AW

£297,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Beautifully renovated character cottage \* Stunning countryside views with backdrop of historic St Mary's Church \* Wonderful lounge/dining room with exposed brickwork and log burner \* Charming cottage style rear garden \* Useful additional store room and modern fitted kitchen \* EPC Rating D / Council Tax Band C \***

### **Entrance**

Access is via a solid wood entrance door leading through to the lounge/dining room.

### **Lounge/Dining Room**

A wonderful reception space full of character featuring terracotta style flooring laid in a brick pattern, exposed brick detailing, oak staircase rising to the first floor and a beautiful brick fireplace with timber mantle and inset log burner creating a real focal point to the room. Double glazed window to front enjoying lovely views, inset spotlights and vertical designer radiators. Door leading through to the kitchen.

### **Kitchen**

Continuing the flooring from the lounge/dining room, the kitchen is fitted with a range of matching base and wall units with sink and drainer, built in electric oven, induction hob with extractor hood over and fitted microwave oven. There is space and plumbing for a slimline dishwasher together with under counter fridge space. Double glazed window to side, inset spotlights and part double glazed frosted door. to store room.

### **Store Room**

Useful additional storage with double glazed window, space and plumbing for washing machine, power and lighting.

### **First Floor Landing**

Stairs rising to the second floor. Doors leading to bedroom, shower room and separate WC. Double glazed door leading out to the rear garden.

### **Bedroom 1**

A charming bedroom with sliding mirrored wardrobes, exposed timber beams and lovely countryside views via double glazed windows to front. Laid to carpet with radiator.

### **Shower Room/WC**

Double glazed frosted window to rear, shower cubicle with power shower, wash hand basin with splash back tiling, low level WC, fitted wall mirror, chrome heated towel rail, inset spotlights and extractor fan.

### **Separate WC**

Fitted with low level WC, wash hand basin with splash back tiling, fitted wall mirror, tiled flooring, inset spotlights and double glazed window to side.

### **Second Floor Bedroom**

A characterful room with exposed timber beams, exposed chimney breast and a selection of built in cupboards including eaves storage. Double glazed window to front enjoying wonderful views and radiator.





## Outside

### Rear Garden

The rear garden is a particular feature of the property and accessed directly from the first floor landing. A decked pathway leads to a wooden gate and side pedestrian access before stepping up to a delightful cottage style garden laid to blue slate with flower borders stocked with an array of established shrubs and plants. The outlook beyond is truly stunning with the medieval church sitting prominently behind, creating a beautiful backdrop and a wonderful place to relax and enjoy the surroundings.

### Tenure

Freehold

### Waghorn & Company – AI & Data Optimised Property Information

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Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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