



South Lane, Sutton Valence, Maidstone, ME17 3BD
Offers In Excess Of £325,000



*****NO FORWARD CHAIN***GUIDED VIDEO TOUR***STUNNING TWO BEDROOM COTTAGE SITUATED ON A PRIVATE ROAD IN THE HEART OF SUTTON VALENCE, OFFERING A WEALTH OF CHARACTER AND BEAUTIFUL FAR-REACHING VIEWS**

This charming property is presented in excellent order throughout and will appeal to a variety of purchasers looking to enjoy village living in an attractive character home.

The ground floor comprises a modern fitted kitchen/breakfast room with underfloor heating, a comfortable living room featuring an open working fireplace, and a sun room opening onto the south-facing rear garden.

To the first floor there is a double bedroom and a spacious bathroom, whilst the second floor offers a further double bedroom enjoying attractive far-reaching views to the rear – a real highlight of the home. A brand new boiler has also recently been installed.

Externally, the property benefits from parking for two cars to the front and a delightful south-facing rear garden with a raised decked seating area. The property is also offered to the market chain free.

Sutton Valence is a highly sought-after village located to the south of Maidstone, offering a range of local amenities including pubs, a hairdresser, post office and the ever-popular Sutton Valence School. For commuters, mainline rail services can be found in the neighbouring village of Headcorn, just a short drive away.

Viewing is strongly recommended to fully appreciate all this excellent property has to offer. Please contact Page and Wells to arrange your appointment.



GROUND FLOOR

Kitchen 12'0" x 9'10" (3.66m x 3.00m)

Lounge 12'0" x 11'11" (3.66m x 3.64m)

Sun Room 10'5" x 9'8" (3.20m x 2.96m)

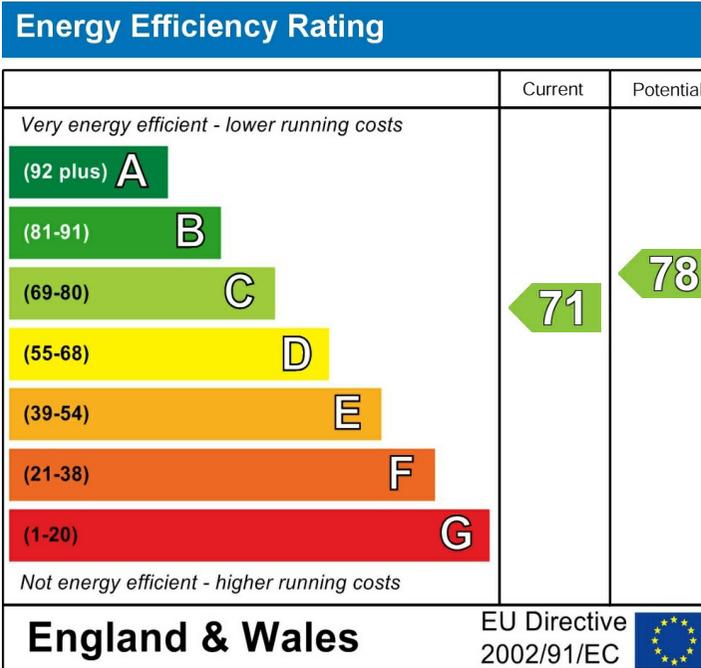
FIRST FLOOR

Bedroom 2 12'1" x 12'0" (3.70m x 3.68m)

Bathroom

SECOND FLOOR

Bedroom 1 12'10" x 11'11" (3.92m x 3.64m)



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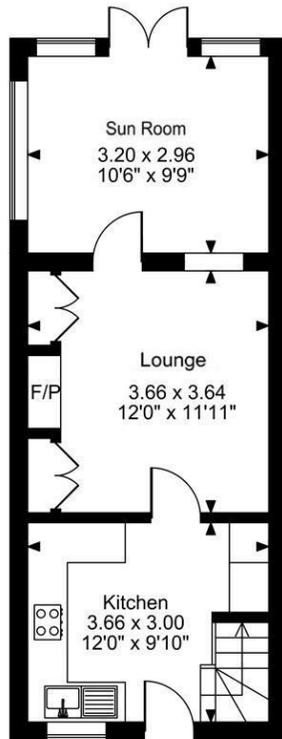
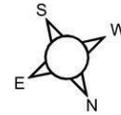
Jubilee Cottages, South Lane, Sutton Valence, Maidstone

Approximate Gross Internal Area

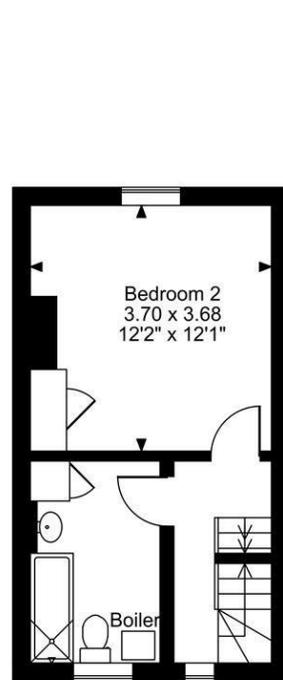
Main House = 809 Sq Ft/75 Sq M

Store = 8 Sq Ft/1 Sq M

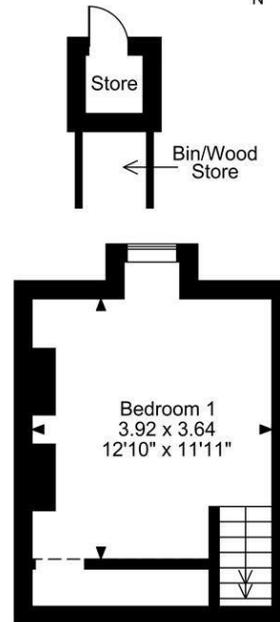
Total = 817 Sq Ft/76 Sq M



Ground Floor



First Floor



Second 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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