

Chart Road, Sutton Valence, Maidstone, Kent, ME17 3AW
Guide Price £825,000

Page & Wells

Issuing Office: LOOSE
Tel: 01622 746273

GUIDE PRICE £825,000 to £850,000EXCEPTIONAL FOUR DOUBLE BEDROOM FAMILY HOME WITH TWO ENSUITES, OPEN PLAN KITCHEN/DINER AND FAR REACHING VIEWS OVER THE WEALD WITH 80FT GARDEN BACKING ONTO OPEN FIELDS.
Situated in a elevated position on the sought Chart Road of Sutton Valence this fabulous family home is within walking distance of the village centre offering country pub, tennis courts and Sutton Valence Preparatory School. For the commuter, Headcorn station is a short drive with frequent mainline services to London Bridge, London Waterloo East and London Charing Cross.
Benefitting from far reaching views over the Weald, Pen Y Bryn offers generous accommodation over two storeys. Inside, there is an entrance hall with useful downstairs cloakroom, spacious open lounge with feature bespoke oak staircase leading to the first floor, study space and separate office, open plan kitchen/diner with fitted units, space for a rangemaster oven and integrated appliances including a dishwasher. French doors from the dining area open onto the fabulous rear gardens. The utility room completes the ground floor accommodation. Upstairs, the main bedroom is to the front with views over the Weald, dressing room and ensuite with double shower unit. Bedroom two resides to the rear of the home also benefitting from fitted wardrobes and an ensuite, while bedroom three and four are both doubles and share a well appointed family bathroom. Outside, the driveway offers ample off road parking to the front. To the rear, a fantastic garden extending approximately 80ft backing onto open fields, predominately laid to lawn with live hedging, trees and patio seating area.
Given the idyllic and convenient village location, thoughtful home design and exceptional views of the surrounding countryside, this fabulous family home will generate plenty of interest so do not delay and call Page and Wells Loose Office today and book your viewing to avoid missing out.







Issuing Office: LOOSE
Tel: 01622 746273

ON THE GROUND FLOOR

Entrance Hall

Lounge 34'4" x 25'5" (10.47m x 7.76m)

Kitchen/Dining Room 21'11" x 16'4" (6.70m x 4.99m)

Office 12'3" x 10'0" (3.75m x 3.07m)

Utility Room

ON THE FIRST FLOOR

Landing

Bedroom 1 19'9" x 13'4" (6.04m x 4.08m)

En-Suite

Dressing Room 9'10" x 5'5" (3.02m x 1.67m)

Bedroom 2 10'2" x 10'0" (3.11m x 3.07m)

En-Suite

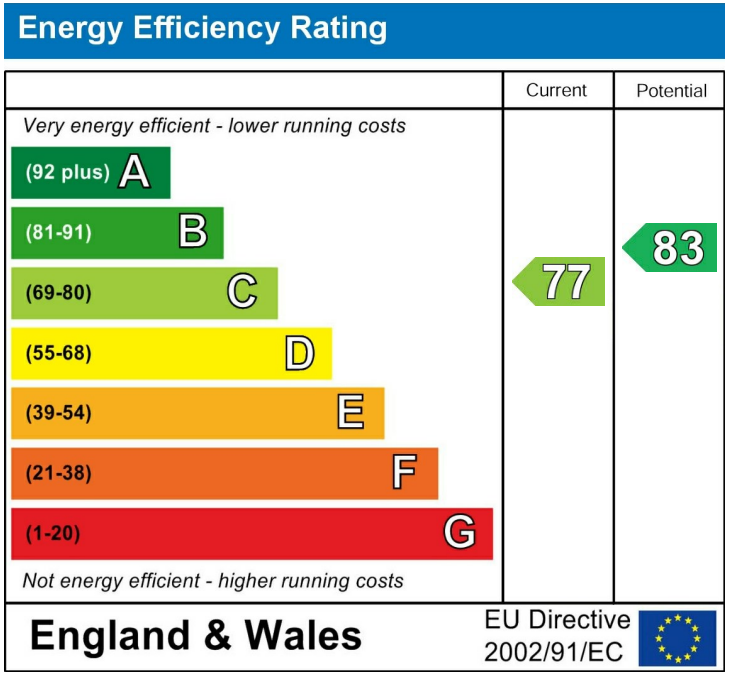
Bedroom 3 16'4" x 11'5" (4.99m x 3.48m)

Bedroom 4 12'3" x 10'6" (3.74m x 3.22m)

Bathroom

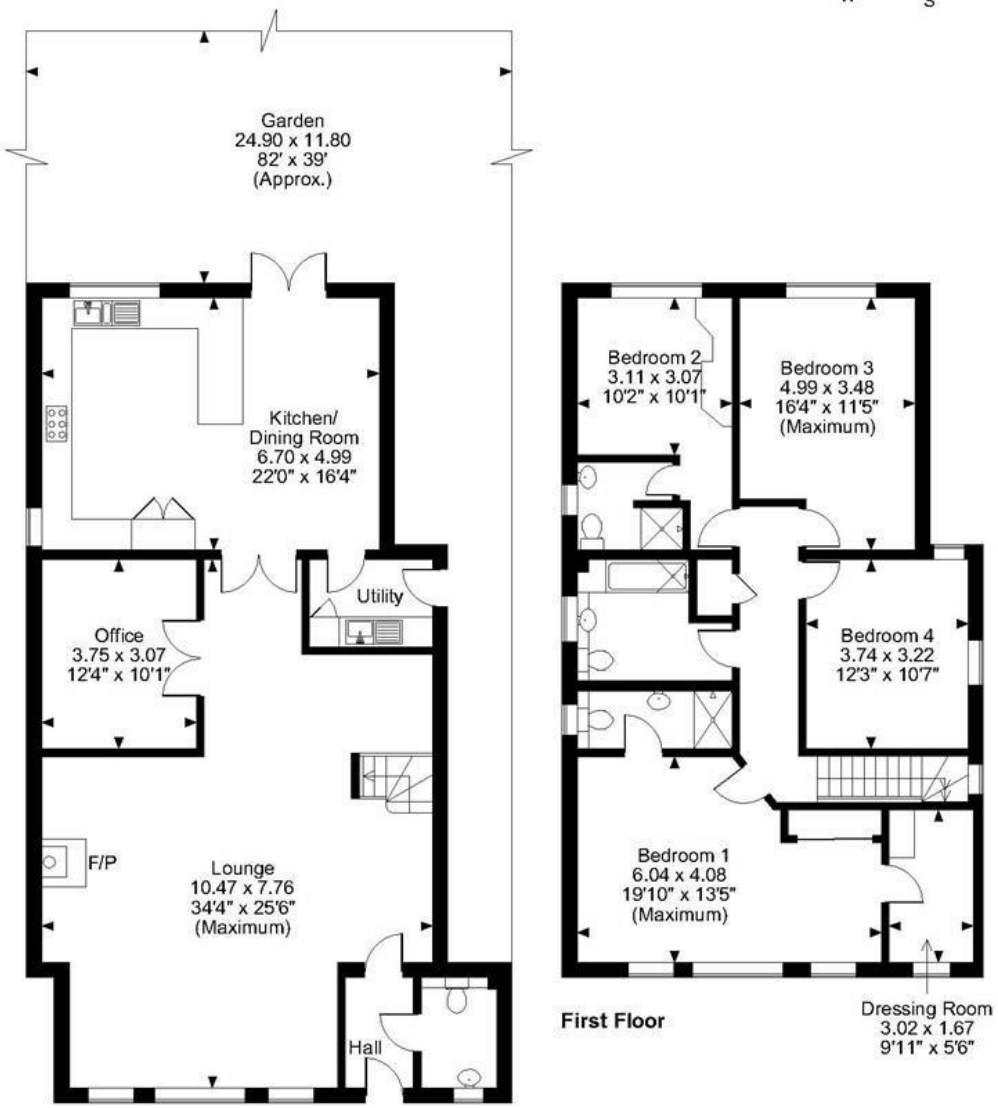
Tenure - Freehold

Council Tax - F



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Pen Y Bryn, Chart Road, Sutton Valence, Maidstone
Approximate Gross Internal Area
2292 Sq Ft/213 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8512495/TOW





