



**Amber Lane, Chart Sutton, ME17 3SE**  
**Offers In The Region Of £550,000**



**GENEROUS DETACHED THREE BEDROOM BUNGALOW BACKING ONTO COUNTRYSIDE**

A generously proportioned three-bedroom detached bungalow situated within the heart of the popular village of Chart Sutton, backing directly onto open countryside and offering well-balanced accommodation together with excellent outdoor space.

The accommodation comprises an entrance porch, a wide and welcoming entrance hall, three excellent sized bedrooms (with fitted wardrobes to the main), a modern shower room, an additional cloakroom, utility room, fitted kitchen, dining area and a spacious lounge with doors opening directly onto the rear garden. A generous loft space offers excellent conversion potential and is already sectioned to form an additional room, complete with boarding, storage, and a window overlooking the garden.

Outside, the generous rear garden backs onto countryside and is laid mainly to lawn with mature hedging, a patio seating area and a summer house, providing a private and attractive setting. To the front, there is a large driveway offering ample off-street parking, together with lawned frontage.

Chart Sutton is a sought-after village located approximately five miles south of Maidstone and surrounded by open countryside, yet well connected for travel. A bus stop is located across the road, with regular services running into Maidstone town centre for shopping, dining and wider transport connections.

For mainline rail travel, regular services run from nearby stations at Staplehurst, Headcorn and Marden on the Southeastern network, linking to London and key regional centres. These stations provide frequent trains towards London Charing Cross and London Bridge as well as other Kent destinations.

The village itself enjoys a strong community feel, access to countryside walks, local amenities and services, making this an ideal home for those seeking space, comfort and village living.

Viewing is highly recommended. Contact Page and Wells Loose Office today to avoid missing out.



**GROUND FLOOR**

**Entrance Porch**

**Hallway 16'6 x 7'2 (5.03m x 2.18m)**

**Bedroom 1 12'10 x 10'11 (3.91m x 3.33m)**

**Bedroom 2 11'10 x 9'11 (3.61m x 3.02m)**

**Bedroom 3 10'10 x 7'4 (3.30m x 2.24m)**

**Kitchen 13'0 x 9'10 (3.96m x 3.00m)**

**Lounge 15'1 x 13'2 (4.60m x 4.01m)**

**Dining Room 17'4 x 7'4 (5.28m x 2.24m)**

**Bathroom**

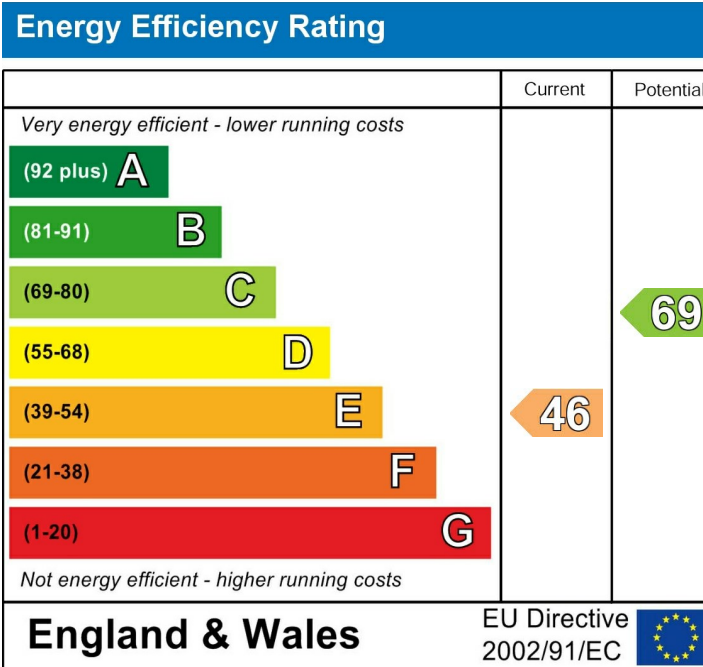
**Utility Room 9'1 x 7'10 (2.77m x 2.39m)**

**Cloakroom**

**EXTERNALLY**

**Garden Shed/Store 6'8 x 6'3 (2.03m x 1.91m)**

**Garage 16'6 x 8'0 (5.03m x 2.44m)**



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Orchard View, Amber Lane, Chart Sutton, Maidstone

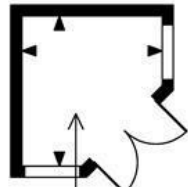
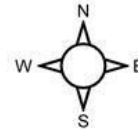
Approximate Gross Internal Area

Main House = 1291 Sq Ft/120 Sq M

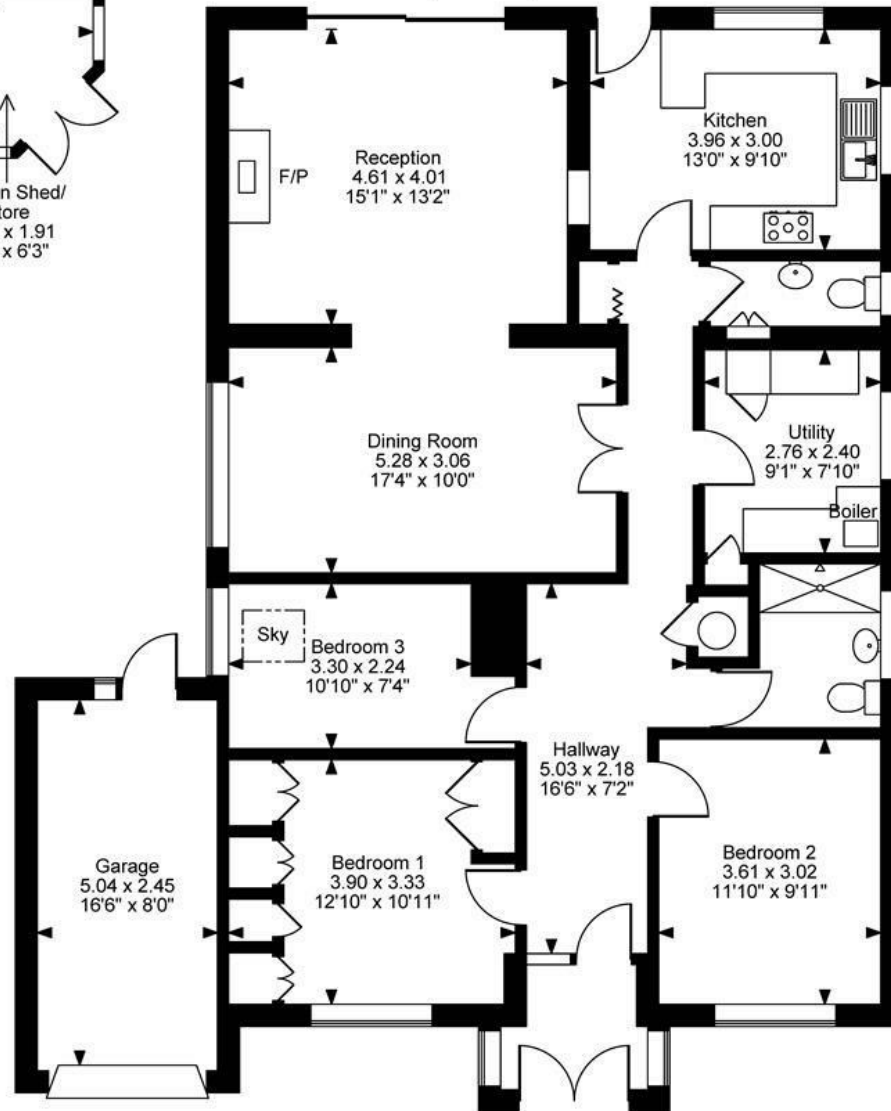
Garage = 133 Sq Ft/12 Sq M

Garden Shed/Store = 36 Sq Ft/3 Sq M

Total = 1460 Sq Ft/135 Sq M



Garden Shed/  
Store  
2.04 x 1.91  
6'8" x 6'3"



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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