



**3 The Cheynes Broad Street  
Sutton Valence, Maidstone  
ME17 3AJ**

**Guide Price £600,000 to £650,000**

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Sutton Valence  
Maidstone  
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## Description

The Cheynes is a Grade II Listed cottage dating from the 18th and 19th centuries, part of which was formerly the village shop (List Entry No. 1344298), and features attractive weatherboarded elevations.

The property benefits from fenestration across four floors to the rear, enjoying a southerly aspect that creates a wonderfully light and airy interior. This is beautifully balanced by five windows and a glazed porch to the front elevation, forming a cosy principal bedroom and an inviting lounge, ideal for homely evenings around the wood-burning stove.

This delightful cottage encapsulates everything that is special about listed homes, offering period features in abundance without sacrificing the practicalities of modern family living. The accommodation includes two principal bedrooms, both with en-suite facilities, a luxuriously appointed shower room and two further bedrooms, providing four in total. There are two spacious reception rooms with original fireplaces and heavy exposed beams, alongside a bespoke kitchen/breakfast room with a range of integrated appliances, a separate utility room and a cloakroom.

Outside, the property enjoys a stunning south-facing cottage garden with a sun terrace adjoining the house, complemented by rear vehicular access, a double-length driveway and a garage, currently used as a storeroom.

Sold with no forward chain.

## Location

The property is situated in the centre of the village. The village offers a good selection of local amenities including both state and public schools, village shop, community centre, doctor's surgery and a selection of gastro pubs. Maidstone the County town is some four miles distant to the North and Headcorn railway station being approximately three miles south connected to London on the Charing Cross line. The M20/A20/M2/M25 and M26 motorways are accessible and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

F

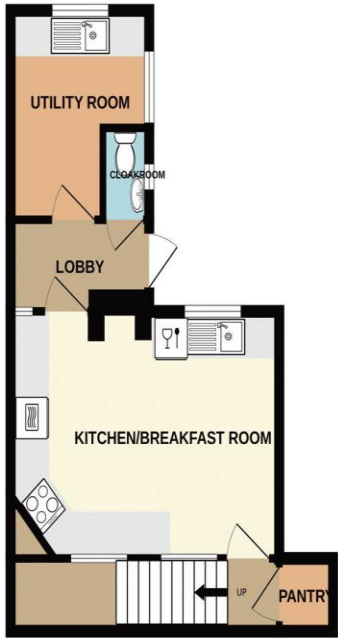
## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**

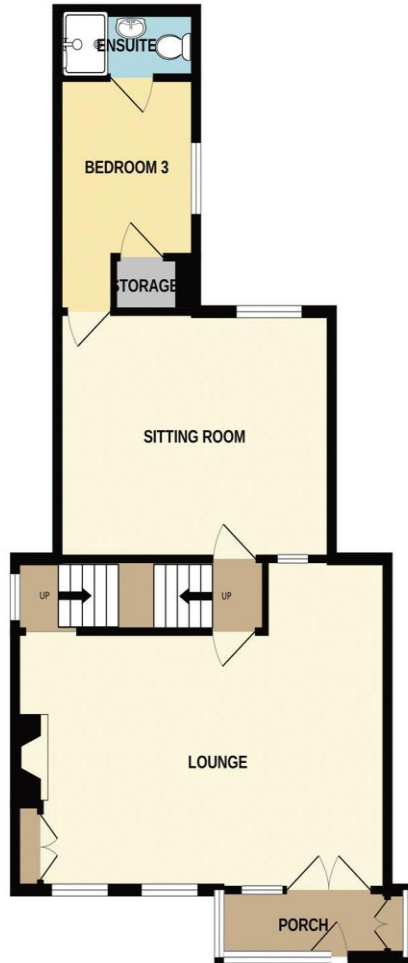


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

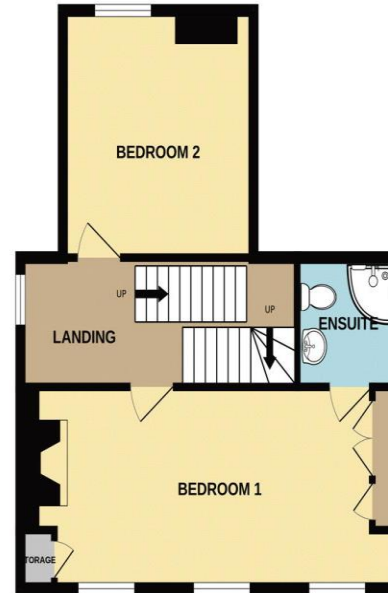
LOWER GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



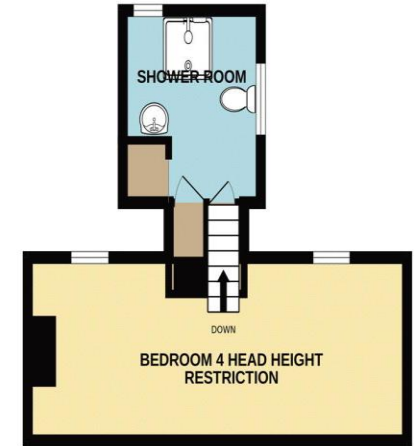
UPPER GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



FIRST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



SECOND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ON THE GROUND FLOOR

### ENTRANCE PORCH

Partly glazed entrance door with brass furniture, front and side windows, recessed doormat, and a bench seat with storage beneath housing the gas meter. An original oak-glazed entrance door with side-panel windows leads to:

### LOUNGE 22' 0" x 15' 4" (6.70m x 4.67m)

An exceptional reception room rich in period character and timeless charm, showcasing original oak flooring and a striking natural brick inglenook fireplace and hearth with bressumer beam and fitted wood-burning stove. Further features include exposed original oak beams, wall light points, two front-facing windows and a side window with fitted blind, together with two radiators. Stairs lead to the lower ground floor.

### SITTING ROOM 16' 0" x 11' 5" (4.87m x 3.48m)

Wood panelling to dado height is complemented by striking William Morris-style wallpaper, with exposed oak beams adding further character. The room enjoys a south-facing rear window, wall light points and a shallow display cupboard.

### BEDROOM 3 12' 10" x 8' 2" (3.91m x 2.49m)

Two side-facing windows with oak window sills, a built-in airing cupboard housing the water cylinder, original exposed beams and a pillared radiator. A door leads to

### EN-SUITE SHOWER ROOM

A white bathroom suite with chrome fittings comprising a low-level WC and wash hand basin

with traditional-style mixer taps. There is a step-in shower cubicle with bi-folding glass door, complemented by metro-tiled splashbacks, an extractor fan and wall light point, all finished with Portuguese-style ceramic floor tiles.

## ON THE LOWER GROUND FLOOR

Stairs descend from the ground floor into a space featuring exposed brick and stone walls, painted white, with wood-effect vinyl flooring. A pantry cupboard with shelving houses the consumer unit and electric service meter. Leading to:

### KITCHEN / BREAKFAST ROOM 15' 10" x 11' 5" (4.82m x 3.48m)

A beautiful bespoke, custom-made kitchen featuring oak-lined cabinetry with painted sage-green door and drawer fronts, complemented by solid wood block work surfaces. A large, deep butler sink with mixer tap and recessed drainer is perfectly positioned beneath a south-facing window, enjoying delightful views over the rear garden. Appliances include an integrated dishwasher, eye-level Bosch ovens and a four-burner Bosch induction hob with Samsung extractor hood above. Open display shelving with under-shelf lighting adds charm, alongside wall light points and a brick fireplace recess with oak double doors housing the Ideal boiler and providing additional storage. Exposed beams, painted white, enhance the light and airy feel created by the room's southerly aspect, complemented further by an exposed brick feature wall and oak-effect vinyl flooring.

### REAR LOBBY

Continuous oak-effect vinyl flooring runs throughout, with a glazed door opening to the rear garden, and

further doors leading to the utility room and to the cloakroom.

### CLOAKROOM

Continuous oak-effect vinyl flooring complements a white suite with chrome fittings, comprising a low-level WC and a rectangular wash hand basin with mixer tap set into a work surface, together with a radiator and tiled splashbacks.

### UTILITY ROOM

Continuous oak-effect vinyl flooring complements bespoke, oak-lined lower-level cabinetry matching the kitchen, with painted sage-green doors and solid wood block work surfaces. A ceramic butler sink with mixer tap and recessed drainer, two windows enjoying a southerly aspect over the garden and side view, together with a radiator.

## ON THE FIRST FLOOR

### LANDING

A timber handrail and balustrade with newel post accompany the staircase leading to the first floor, stairs rising to the second floor, with a side window providing natural light.

### BEDROOM 1 20' 0" x 9' 9" (6.09m x 2.97m)

Three front-facing windows with fitted French shutters, excellent storage provided by two double fitted wardrobes and a further built-in single wardrobe, and a Georgian-style fireplace with inset cast-iron raised basket and tiled hearth. Additional features include a radiator and a door leading to:



## EN-SUITE SHOWER ROOM

A white suite with chrome fittings featuring a built-in vanity incorporating a low-level WC with concealed cistern and wash hand basin with mixer tap and storage cupboards beneath. There is a step-in corner shower with mosaic-tiled splashbacks and glass sliding door, complemented by a chromium-plated heated towel rail, low-voltage recessed lighting, an extractor fan and wood-effect herringbone vinyl flooring.

## BEDROOM 2 11' 6" x 11' 3" (3.50m x 3.43m)

A rear-facing window enjoying a southerly aspect, together with a radiator and a recessed fireplace featuring a cast-iron Georgian raised basket.

## ON THE SECOND FLOOR

### SHOWER ROOM

A striking room featuring a white suite with chrome fittings, comprising a low-level WC and traditional wash hand basin with mixer taps. There is a contemporary walk-in shower with frameless glass enclosure and Triton electric shower, complemented by ceramic Portuguese floor tiles. Additional features include wood panelling to dado height along one wall, a rear-facing window, a side Velux window, a pillared radiator with towel rail, exposed beams, and a door leading to:

## BEDROOM 4 20' 7" x 8' 1" (max) (6.27m x 2.46m)

This characterful attic room has been cleverly transformed into a fourth bedroom, featuring exposed beams, two rear-facing Velux windows enjoying a southerly aspect, and a radiator. Please

note there is restricted head height at the extremities.

## OUTSIDE

The south-facing rear garden is a particular highlight, extending to approximately 50ft and beautifully landscaped with expert planting that creates swathes of summer colour. A paved patio area adjoins the house, while a shingle pathway meanders through the garden to a lawned area and a further patio beyond.

The garden is fully enclosed and benefits from outside lighting and an external tap. Access is provided via a personal door to the brick-built garage, currently used for storage and equipped with electric, light and power, along with an up-and-over door.

To the front of the garage, a shingle driveway provides off-road parking for two vehicles

## Directions

From Maidstone leave via the Loose Road A229 bearing left at the Wheatsheaf onto A274 continue for approximately 4 miles upon reaching the centre of Sutton Valence turn left next to the King's Head public house, taking the higher of the two roads, continue for approximately 200 yards and the property will be found on the right hand side, as indicated by our signboard.





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