



Warmlake Orchard, Sutton Valence, Maidstone, Kent, ME17 3TU
Offers In Excess Of £900,000



NO FORWARD CHAIN FIVE BEDROOM DETACHED HOUSE IN AN EXCLUSIVE GATED CUL DE SAC WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS

The property is situated in an exclusive small gated cul de sac setting on the edge of Sutton Valence village. This most sought after area has excellent local amenities surrounding it. The county town itself is about 5-miles distance with a wide range of shopping, educational and social facilities. There are good schools in close proximity, the village itself with a primary school and a renown independent school with its own prep school and nursery. There is a mainline station in Headcorn which is under 10-minutes drive from the property, with fast services to London Charing Cross.

This stunning country residence has been painstakingly designed and specified, resulting in a luxurious new home of immense character and charm. The property is arranged over just two floors, giving a perfect balance of generous living and entertaining space and indulgent sleeping accommodation.

This imposing home offers spacious and adaptable living throughout with a double height entrance hall, formal drawing room, living room, kitchen/dining area, utility room and downstairs WC to the ground floor. The first floor is separated into two areas. The main area offers master bedroom with en suite shower room, guest bedroom with en suite shower room, 2 further bedrooms and a family bathroom. The second first floor area offers a studio/home office/bedroom 5 and a further shower room plus useful storage room.

Outside does not disappoint with plenty of parking to the front on a driveway leading to a double integral garage with doors to front. The beautiful garden is mainly laid to lawn, featuring a sun-soaked patio seating area perfect for relaxation or dining.

Viewing of this fine family home is highly recommended so call Page and Wells and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall

Living Room 15'3" x 24'6" (4.65m x 7.49m)

Dining Room 13'1" x 17'6" (3.99m x 5.34m)

Kitchen 16'2" x 21'7" (4.95m x 6.59m)

Cloakroom 6'2" x 6'11" (1.88m x 2.11m)

Rear Lobby

Utility Room

Double Garage 19'7" x 19'7" (5.97m x 5.98m)

FIRST FLOOR

Bedroom 1 15'5" x 18'3" (4.72m x 5.58m)

Shower Room

Bedroom 2 10'11" x 12'6" (3.35m x 3.83m)

En-Suite

Bedroom 3 10'11" x 11'8" (3.33m x 3.56m)

En-Suite

Bedroom 4 14'7" x 8'11" (4.45m x 2.74m)

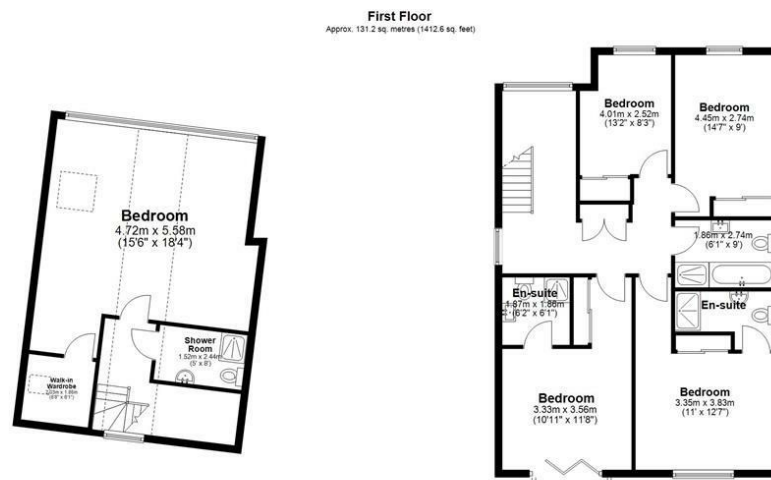
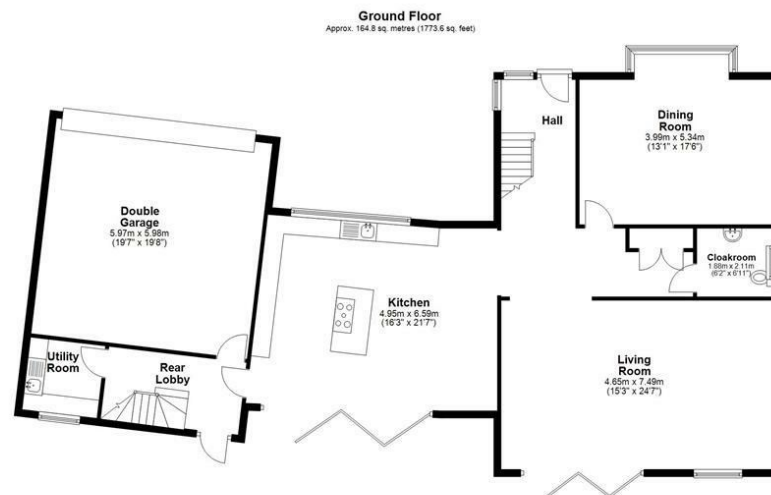
Bedroom 5 13'1" x 8'3" (4.01m x 2.52m)

Family Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Total area: approx. 296.0 sq. metres (3186.2 sq. feet)

