



South Lane, Sutton Valence, Maidstone, ME17 3BD
Price £350,000



*****NO FORWARD CHAIN***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)

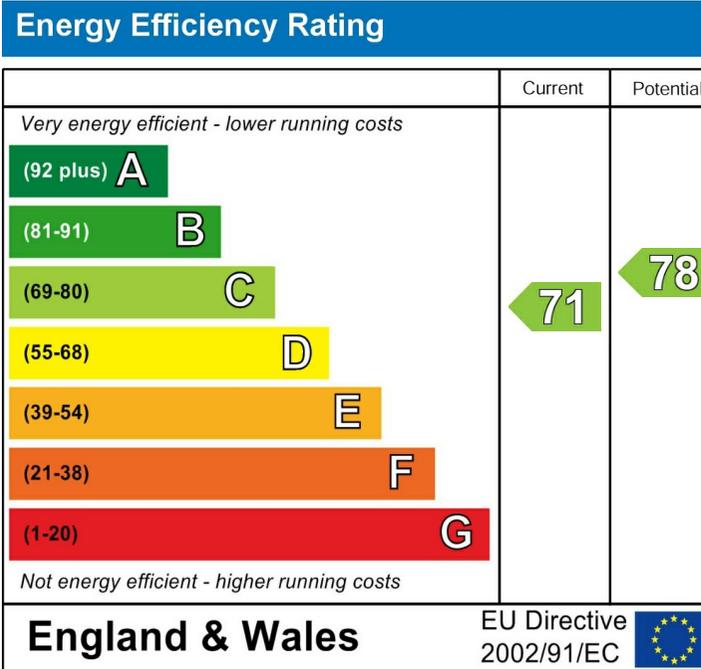
FIRST FLOOR

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)



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

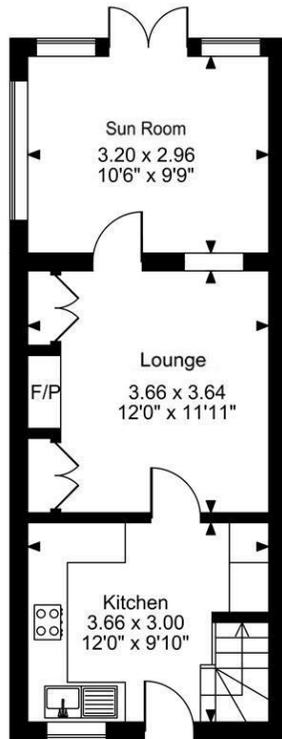
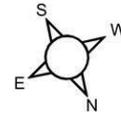
Jubilee Cottages, South Lane, Sutton Valence, Maidstone

Approximate Gross Internal Area

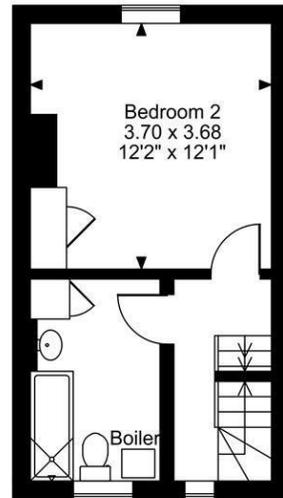
Main House = 809 Sq Ft/75 Sq M

Store = 8 Sq Ft/1 Sq M

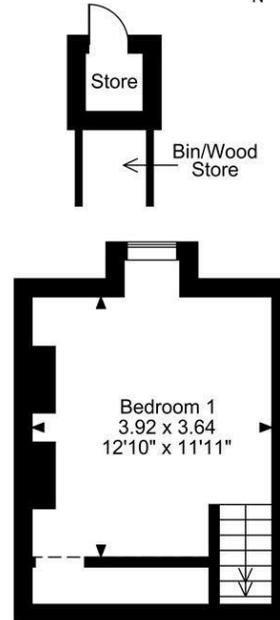
Total = 817 Sq Ft/76 Sq M



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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679835/LCO

