

# SUTTON VALENCE, KENT





BABYLON LANE, SUTTON VALENCE  
KENT ME17 3ER

## Striking Farmhouse in Stunning Setting

Drawing Room \* Sitting Room \* Dining Room \* Study  
Breakfast Room \* Kitchen \* Cloakroom

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Master Bedroom \* Guest Bedroom with Ensuite  
Three Further Double Bedrooms \* Two Family Bath and Shower Rooms

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Garden and Grounds approx. 12.5 Acres \* Stables \* Manege  
Outbuildings \* Garaging

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Believed to date from the 17th century with later additions, this striking Grade II Listed farmhouse sits surrounded by its own garden and grounds on a tranquil country lane, on the rural outskirts of Sutton Valence.

Merging period and modern living, the accommodation consists of a drawing room with inglenook fireplace and log burning stove, a sitting room leading through to a dining room with inglenook fireplace, double aspect kitchen with Aga leading to a triple aspect breakfast room with doors to a paved terrace, study and cloakroom on the ground floor.

On the first floor there are five double bedrooms, one of which has an ensuite shower room, and two family bath and shower rooms.

Outside a gate opens onto a gravel driveway which leads to ample garaging and off road parking. The farmhouse sits well within its gardens and grounds of approximately 12.5 acres. Within the grounds there are equestrian facilities consisting of a stable block with five stables, a tack room and feed store. A separate entrance leads to hardstanding for a horsebox, two further storage buildings and a 30m x 40m manege. There are also two lakes, a tractor store and a vegetable and fruit garden within the grounds.



The property enjoys a semi-rural location on the outskirts of Sutton Valence a pretty village in an elevated position enjoying views over the Weald of Kent.

The village benefits from a few local shops including a Post Office, two hair dressers and three public houses and the renowned Sutton Valence School.

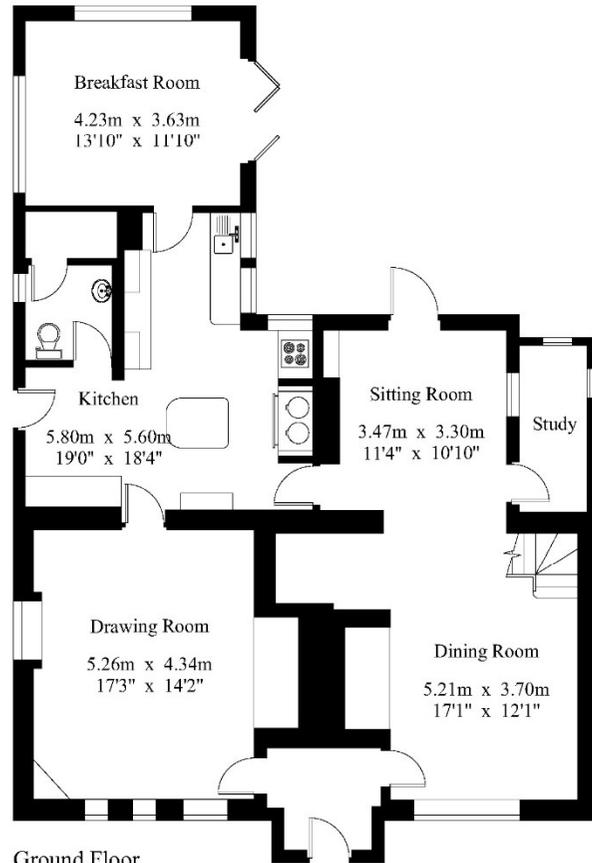
More extensive shopping is available in the nearby County Town of Maidstone or in Headcorn and Staplehurst, where there is also a Mainline Station, some 4 miles drive.

As well as Sutton Valence School there are a number of well-regarded schools in the area for children of all ages, in the form of both independent, public and state schools.

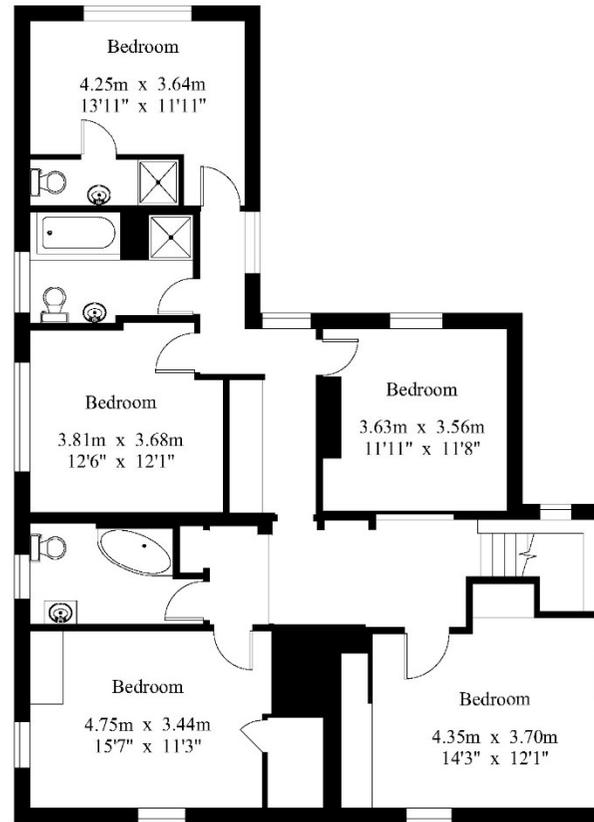
## Lower Farm

House - Gross Internal Area : 250.8 sq.m (2699 sq.ft.)

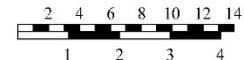
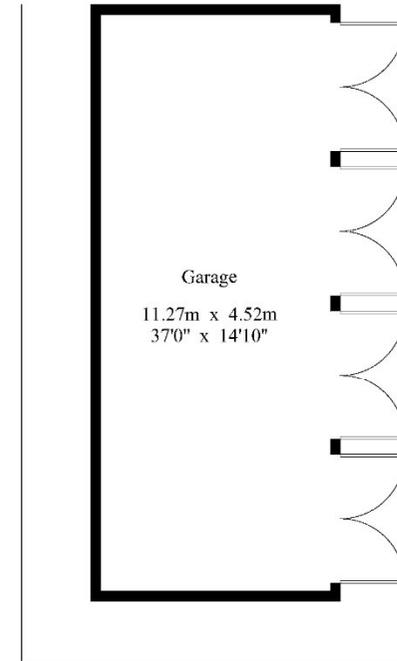
Garage - Gross Internal Area : 50.9 sq.m (547 sq.ft.)



Ground Floor



First Floor



Feet  
Metres

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Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band G

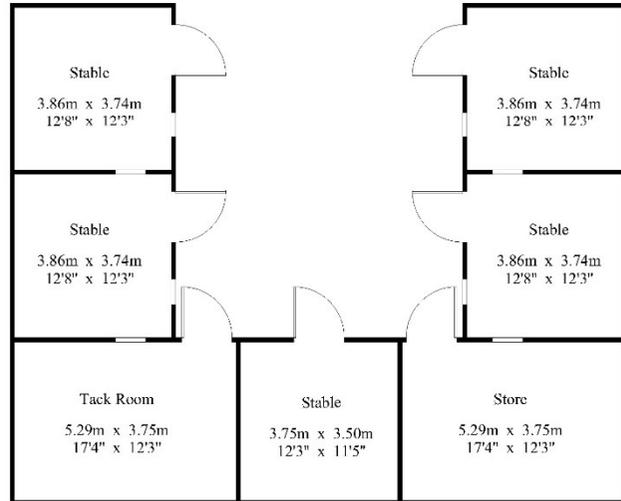
Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

## Lower Farm

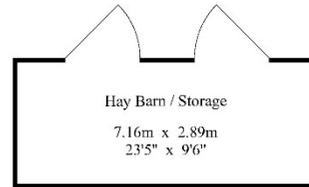
**Stable Block - Gross Internal Area : 113.8 sq.m (1224 sq.ft.)**

**Hay Barn / Storage - Gross Internal Area : 39.0 sq.m (419 sq.ft.)**

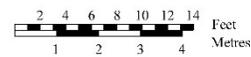
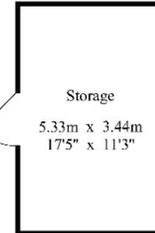
**Tractor Store - Gross Internal Area : 29.0 sq.m (312 sq.ft.)**



Stable Block



Hay Barn / Storage



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