



'Our Focus Determines Your Reality'



Lower Road
Sutton Valence
Kent
ME17 3BW



Sitting Room * Kitchen/Dining Room * Utility Room

Principal Bedroom with Ensuite * Further Double Bedroom
Family Bathroom

Integral Garage



STRIKING DETACHED GRADE II LISTED BARN

Believed to be 300 years old, this striking detached Grade II Listed Kent Ragstone barn is set in the popular village of Sutton Valence. With character features such as exposed beams, the barn offers well-proportioned rooms throughout to make a lovely home or holiday let.

The accommodation consists of a sitting room with brick fireplace and gas effect stove, and a partially vaulted kitchen/dining room with stable door to the outside on the ground floor. The integral garage provides parking for the property and opens into the utility room.

On the first floor there is a principal bedroom with ensuite bath/shower room, a triple aspect further double bedroom and a family bathroom.

Sutton Valence is located on the Greensand Way which is great for walkers, and is conveniently situated for mainline stations into London within the hour and the M20.



SUTTON VALENCE

The village of Sutton Valence benefits from two hairdressers, two public houses and the renowned Sutton Valence School.

There are a range of Boutique Shops in the nearby town of Headcorn and more extensive shopping is available in Maidstone.

SCHOOLS AND CONNECTIONS

As well as Sutton Valence School there are several well-regarded schools in the area for children of all ages, in the form of independent, public, and state schools. More details can be obtained by visiting the website www.kent.gov.uk.

There are mainline train stations at Headcorn and Maidstone and easy access to the M20, all of which offer good connections to the city and the coast.



Valence Barn, ME17

Approximate Gross Internal Area = 134 sq m / 1440 sq ft
Approximate Garage Internal Area = 25 sq m / 271 sq ft
Approximate Total Internal Area = 159 sq m / 1711 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

All mains utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band F

EPC Rating: n/a

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



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