



'Our Focus Determines Your Reality'



Chapel Road  
Sutton Valence  
Kent  
ME17 3AH



Entrance Hall \* Sitting Room \* Dining Room  
Kitchen/Breakfast Room with Pantry  
Ground Floor Bathroom \* Separate W.C.

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Principal Bedroom \* Three Further Double Bedrooms  
Good Size Additional Bedroom \* Family Shower Room

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Enclosed, Partially Walled Garden \* Summerhouse  
Garage \* Garden Stores



## DELIGHTFUL GRADE II LISTED COTTAGE

Believed to date from the 1650s, this delightful Grade II Listed cottage was once two, the cottage now offers a well-proportioned family home spanning three floors and exhibiting character features from exposed beams to inglenook fireplaces and red brick hearths whilst enjoying the convenience of modern living.

The accommodation consists of an entrance hall, sitting room with exposed beams, inglenook fireplace with log burning stove, and red brick hearth and window seat, double aspect dining room with exposed floorboards, inglenook fireplace with gas log effect burner, double aspect kitchen/breakfast room with vaulted ceiling, exposed beams, a pantry and door to outside; a bathroom and separate w.c. complete the ground floor.

On the first floor there are exposed beams throughout the principal bedroom with fireplace and built-in storage, a double aspect double bedroom also with fireplace and built-in storage, the smaller of the five bedrooms currently used as a study, and the family shower room.

The two second floor double bedrooms also exhibit exposed beams.

Situated within the village of Sutton Valence, the cottage is set in a charming, enclosed, partially walled garden which is host to a summerhouse and garden store, an area of lawn, a rock terrace, stone paths and well-established flower beds. The garage is one of a three garage block.



## SUTTON VALENCE

The village of Sutton Valence benefits from a few local shops including two hairdressers, two public houses and the renowned Sutton Valence School.

More extensive shopping is available in the nearby County Town of Maidstone or in Headcorn.

## SCHOOLS AND CONNECTIONS

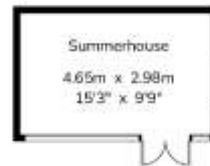
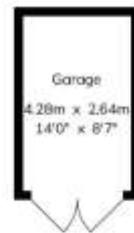
As well as Sutton Valence School there are a number of well-regarded schools in the area for children of all ages, in the form of both independent, public and state schools. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

There are Mainline Stations at Maidstone, Headcorn, Staplehurst and Marden and easy access to the road network with good connections to London and the coast.

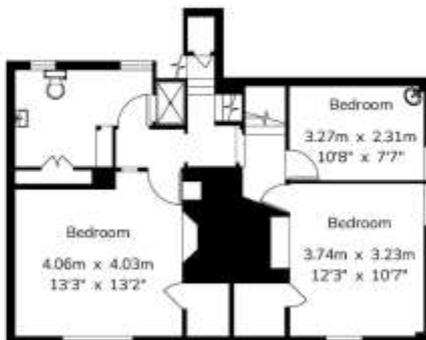


## 3 Walnut Tree Cottage

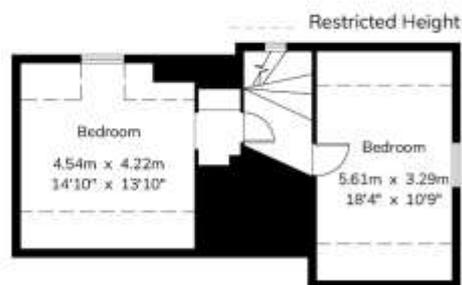
House - Gross Internal Area : 198.3 sq.m (2134 sq.ft.)  
 Outbuildings - Gross Internal Area : 32.9 sq.m (354 sq.ft.)



Ground Floor



First Floor



Second Floor

0 2 4 6 8 10 12 14 Feet: For Identification Purposes Only.  
 0 1 2 3 4 Metres: © 2026 Troughan (UK) Limited 01892 614981



### SERVICES

All mains utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band F

EPC Rating: n/a – Grade II Listed

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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