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**Sedley, Headcorn Road, Sutton Valence, Maidstone, Kent. ME17 3EL.**

**£1,000,000 Freehold**

## Property Summary

"This house definitely has the wow factor. It has such a grand appearance and is so well proportioned". - Matthew Gilbert, Senior Branch Manager.

Proud to present to the market, Sedley, this excellent Tudor style family home with a square footage of approximately 2400ft. The property benefits from eco-conscious features including solar panels and a Pellematic central heating system.

The layout to the ground floor includes a covered porch, an entrance hall, a large family kitchen/breakfast room, separate utility room, dining room, office, generous lounge with fireplace, and a convenient cloakroom.

To the first floor there is a master bedroom which boasts an ensuite, a second bedroom with an ensuite, and three further double bedrooms. There is also a family bathroom.

Set on a generous plot of approximately three quarters of an acre, Sedley is accessed via a gated electric entrance and surrounded by beautifully landscaped gardens with mature trees and shrubs. There is ample parking and a detached double garage with up-and-over doors.

Located on the Headcorn Road this home is ideally situated for both the neighbouring popular villages of Sutton Valence with its prestigious private school and Headcorn with its wide range of shops and amenities and its mainline railway to London Bridge.

There really is so much to admire so please book a viewing without hesitation to avoid disappointment.

## Features

- Beautiful Detached Home
- Five Double Bedrooms
- Three Reception Rooms
- Fireplace In Lounge
- EPC Rating: TBC
- Approximately 0.75 Of An Acre
- Two Ensuites
- Detached Double Garage
- Council Tax Band G



Ground Floor

Front Door To

Hall

Three double glazed leaded windows to front. Radiator. Stairs to first floor with cupboard underneath. Alarm panel. BT point.

Kitchen/Breakfast Room

20' 3" x 19' 3" (6.17m x 5.87m) Double glazed French doors to rear. Double glazed leaded windows to side and rear. Radiator. Bespoke range of shaker style base and wall units. Sink and drainer. Stone worktops. Localised tiling. Space for range cooker, fridge/freezer and dishwasher. Feature Aga style cooker to remain.

Utility Room

Double glazed door to side. Double glazed leaded window to front. Wall and base units. Sink. Space for washing machine and tumble dryer. Localised tiling. Radiator. Coat hooks.

Dining Room

12' 2" x 10' 10" (3.71m x 3.30m) Double glazed windows and double glazed French doors to rear. Radiator.

Lounge

20' 5" x 13' 2" (6.22m x 4.01m) Two double glazed leaded window to side. Double glazed windows and double glazed French doors to rear. Working fireplace. Two radiators.

Office

Double glazed leaded window to front. Radiator.

Cloakroom

Double glazed obscured leaded window to front. Chrome heated towel rail. Concealed low level WC and wash hand basin. Localised tiling.

First Floor

Landing

Hatch to loft access. Cupboard housing water tank. Radiator.

Bedroom One

15' 5" x 12' 9" (4.70m x 3.89m) Double glazed window to rear. Radiator. Bespoke built in wardrobes, cabinets and dresser. TV point. Reading lighting.

Ensuite

Double glazed leaded window to rear. Suite comprising of low level WC, double sink wash hand basin and walk in shower. Underfloor electric heating. Fully tiled walls. Chrome heated towel rail. Extractor.

Bedroom Two

13' 4" x 9' 7" (4.06m x 2.92m) Double glazed leaded window to front. Radiator. Built in wardrobe.

Ensuite

Double glazed leaded window to side. Suite comprising of low level WC, wash hand basin and inset shower cubicle. Underfloor electric heating. Extractor. Fully tiled walls. Chrome heated towel rail.

Bedroom Three

12' 11" x 9' 7" (3.94m x 2.92m) Double glazed leaded window to front. Radiator.

Bedroom Four

11' 4" x 11' 0" (3.45m x 3.35m) Double glazed leaded window to rear. Radiator.

Bedroom Five

Double glazed leaded window to front. Built in double wardrobe.

Bathroom

Double glazed leaded window to rear. Suite comprising of low level WC, wash hand basin and bath with shower attachment and glass screen. Electric underfloor heating. Extractor. Fully tiled walls. Chrome heated towel rail.

Exterior

Front Garden

Two large areas laid to lawn. Mature shrubs and trees to borders. Outside lighting. Pedestrian side access to both sides. Outside tap.

Parking

Electric gated entrance leading to extensive brick block driveway for several vehicles. Leading to

Double Garage

Two up and over doors. Double glazed leaded window to side. Floor standing Okofen Pellomatic system. Fuse box. Power and light. Pellet storage shed and garden shed to remain.

Rear Garden

Large garden mainly laid to lawn with well established shrubs and trees to borders. Access to both sides. Extensive paved patio to the rear and one side. Outside lighting.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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