



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**2 Church Cottages, Chart Road, Sutton Valence, Maidstone, Kent. ME17 3AW.**

**£270,000 Freehold**

## Property Summary

"I think this is such a sweet cottage. I love the burner in the lounge". - Matthew Gilbert, Branch Manager.

Welcoming to the market this pretty two bedroom mid terraced cottage tucked away near the church in Sutton Valence village.

The property consists of a lounge and kitchen to the ground floor, double bedroom and family bathroom on the first floor and another double room on the second floor.

Externally to the rear there is a private courtyard garden that also could be used as a gated parking area.

This home is bursting with character and is available with no forward chain.

Sutton Valence itself is a popular village that boasts a primary school, private school, petrol station and public house. Located on the edge of The Weald there are also excellent commuter links with easy access to the M20 as well as the neighbouring village of Headcorn offering a direct line to London Bridge.

Please book a viewing without delay.

## Features

- Two Bedroom Mid Terrace Cottage
- Character Features
- Well Presented Throughout
- Popular Village Location
- Council Tax Band C
- Courtyard Garden
- No Forward Chain
- Weald Views
- EPC Rating: D



## **Ground Floor**

### **Front Door To**

### **Lounge**

11' 0" x 10' 11" (3.35m x 3.33m) Double glazed window to front. Door to front access. Radiator. TV & BT point. Dual fuel burner with surround. Shelving. Wall lights.

### **Kitchen**

8' 4" x 7' 4" (2.54m x 2.24m) Double glazed window to rear. Door to rear. Range of base and wall units. Sink and drainer. Integrated electric oven and gas hob with extractor over. Space for washing machine and tall fridge/freezer. Wall mounted gas boiler.

## **First Floor**

### **Landing**

Stairs to second floor.

### **Bedroom One**

11' 0" x 10' 10" (3.35m x 3.30m) Double glazed window to front. Radiator. Built in wardrobe. Feature fireplace with surround. Wall lights.

## **Bathroom**

Double glazed obscured window to rear. Suite comprising of low level WC, vanity hand basin and panelled bath with shower attachment and retractable glass screen. Chrome heated towel rail.

## **Second Floor**

### **Bedroom Two**

11' 7" x 10' 8" (3.53m x 3.25m) Double glazed window to front. Radiator.

## **Exterior**

### **Front**

Slate bedding to front.

### **Rear Garden**

Shared rear access with one neighbouring property. Side pedestrian access with steps leading to rear private courtyard. Shingled area. Double gates to allow for parking.

### **Agents Note**

There is a shared pedestrian rear access for 3 Church Cottages.





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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	88
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	61
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	Not energy efficient - higher running costs
(1-20)	<b>G</b>	
England, Scotland & Wales		EU Directive 2002/91/EC

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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