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Leia Rose, Headcorn Road, Sutton Valence, Maidstone, Kent. ME17 3EH.

Guide Price £800,000 Freehold

Property Summary

"I was impressed by the stunning decoration of this home but the sun terrace was my personal highlight". - Matthew Gilbert, Senior Branch Manager.

****GUIDE PRICE OF £800,000-£825,000****

Proud to present to the market this incredibly well proportioned four/five bedroom detached home located close to Sutton Valence. Presented to such a high standard throughout an early viewing comes highly recommended.

The home to the ground floor comprises of an entrance hall, large kitchen/breakfast room, dining room, lounge with log burner, laundry room which was formerly a bedroom, family bathroom and fourth bedroom with built in wardrobes.

To the first floor there is a wonderful master suite with dressing room, ensuite toilet and sun terrace to enjoy. There are also two further double bedrooms and shower room.

Externally the property is accessed via a secure electric gated entrance which leads to a vast driveway. To the rear there is a large rear garden and outbuildings which are used as a workshop and home pub. Overall this home sits on a plot measuring approximately 0.3 acres and enjoys a semi rural position with far reaching views.

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 appreciate with this home so please book a viewing to avoid disappointment.

Features

- Four/Five Bedroom Detached Home
- Ensuite To Master Bedroom
- Electric Gated Entrance
- Beautiful Presentation Throughout
- EPC Rating: D
- Two Bathrooms
- Sun Terrace
- Laundry Room
- Approximately 1/3 Acre Plot
- Council Tax Band E



Ground Floor

Front Door To

Hall

Cupboard housing consumer unit. Radiator. Stairs to first floor landing. Two further cupboards. Radiator. Panelled walls. CCTV system.

Kitchen/Breakfast Room

20' 1" x 14' 6" (6.12m x 4.42m) Two double glazed windows to side. Double glazed windows and sliding doors to rear. Velux windows. Extensive range of base and wall units. Stonework tops. Butler style sink. Integrated washing machine and tumble dryer. Space for electric AGA style oven with AEG extractor above. Space for American style fridge/freezer/ Large central island and breakfast bar with marble worktop and cupboards. Integrated wine chiller and dishwasher. TV point. Underfloor heating.

Lounge

20' 2" x 14' 6" (6.15m x 4.42m) Double glazed window to side. Double glazed French doors to rear. Fireplace with log burner. Wall lights. TV point. Radiator.

Dining Room

13' 11" x 10' 0" (4.24m x 3.05m) Double glazed window to side. Double doors to lounge. Radiator. Two built in wardrobes.

Laundry Room

11' 11" x 11' 4" (3.63m x 3.45m) Double glazed window to side. Double glazed French doors to front. Range of base and wall units. Sink and drainer. Space for white goods. Radiator. Localised tiling. Extractor.

Bedroom Four

12' 0" x 10' 5" (3.66m x 3.17m) Double glazed window to side. Double glazed bay window to front. Two sets of built in wardrobes. Radiator.

Bathroom

Double glazed obscured window to side. Radiator. Extractor. Fully tiled walls. Suite comprising of concealed low level WC, wash hand basin and 'P' shaped bath with shower attachment and glass screen. Extractor.

First Floor

Landing

Velux window to side. Radiator.

Bedroom One

15' 11" x 14' 0" (4.85m x 4.27m) Velux window. Double glazed French doors to rear. Radiator. TV point.

Sun Terrace

Private glass walls to side and rear. Outside light.

Dressing Room

Double glazed window to side. Radiator. Door to eaves storage.

Ensuite

Low level WC. Wash hand basin. Chrome heated towel rail. Shaver point. Extractor.

Bedroom Two

15' 6" x 10' 2" (4.72m x 3.10m) Double glazed window to rear. Double glazed window to side with plantation shutters. Radiator. TV point.

Bedroom Three

13' 6" x 12' 0" (4.11m x 3.66m) Double glazed window to side. Double glazed window to front with plantation shutters. Radiator. Door to eaves storage.

Shower Room

Double glazed window to side. Suite comprising of low level WC, double sinks with cupboards and walk in shower with glass screen. Localised tiling. Cupboard housing water tank. Radiator. Extractor.

Exterior

Front Garden

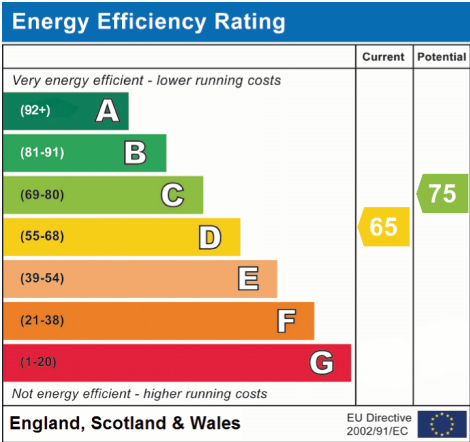
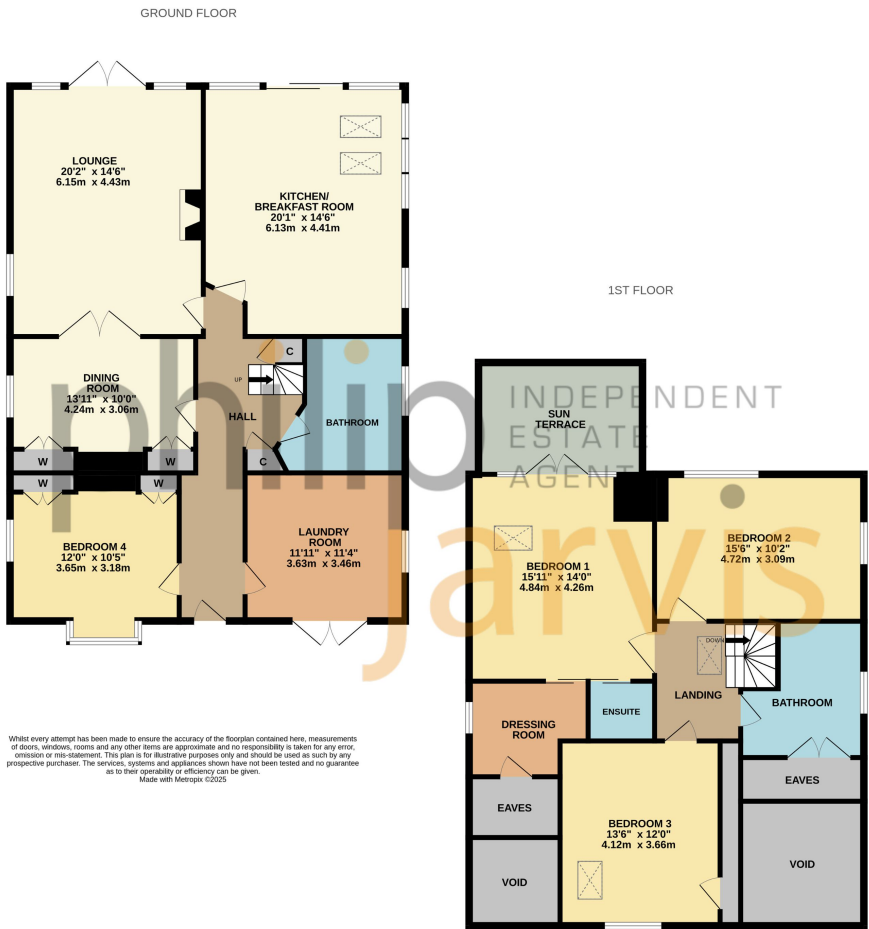
Electric gated entrance. Pedestrian gated side access. Hedge side borders with shingled area. Outside Security outside lights.

Parking

Extensive driveway and parking for numerous vehicles.

Rear Garden

Large rear garden. Extensive entertaining area with pathway that extends the length of the garden. Fruit trees. Lawned area. Separate artificial lawned area. Outside lighting. Home bar and large cupboard. Large workshop with power and light. Paved pathway and shingled area. Pedestrian side access. Outside tap. Oil tank.



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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.