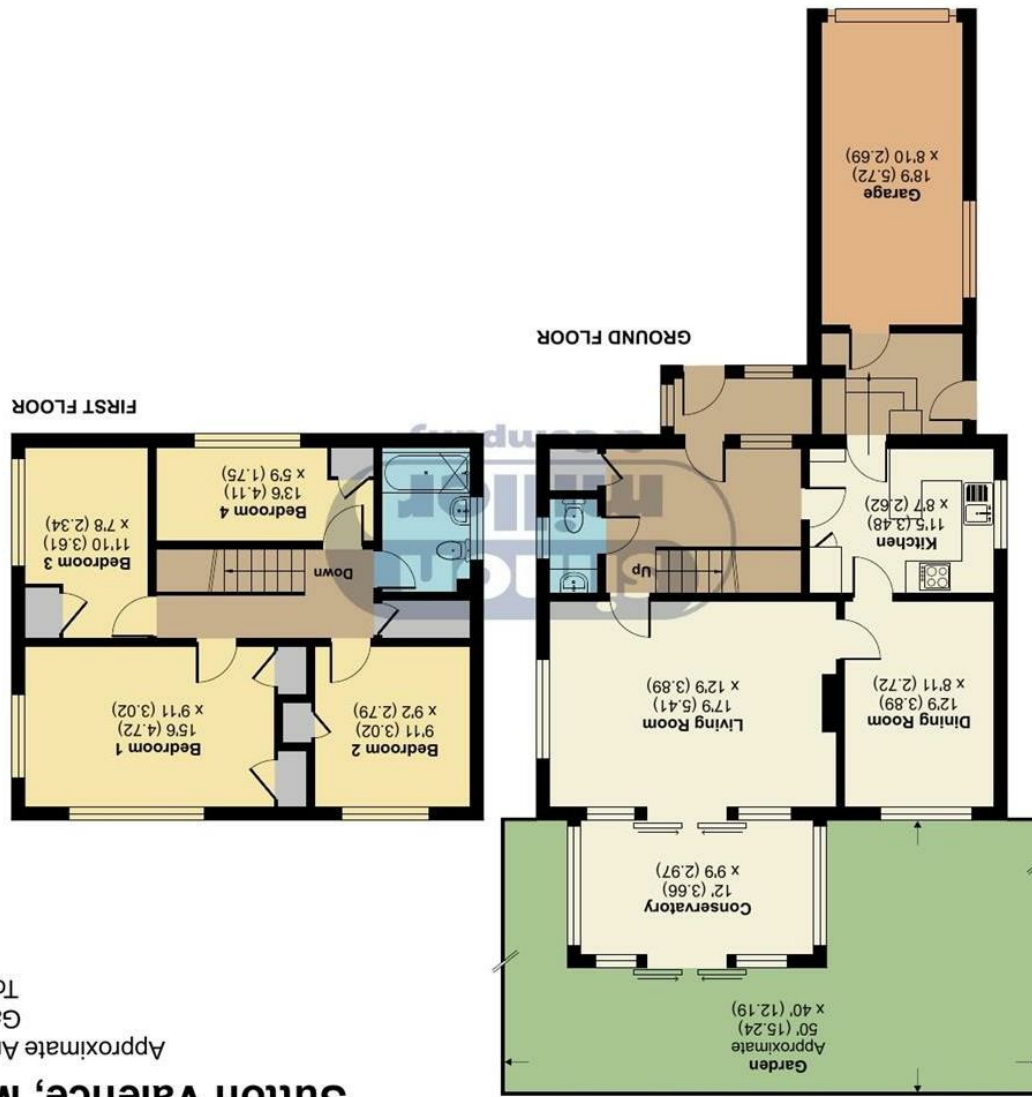


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. REF: 1167382



For identification only - Not to scale  
Total = 1638 sq ft / 152.1 sq m

Garage = 166 sq ft / 15.4 sq m

Approximate Area = 1472 sq ft / 136.7 sq m

**Sutton Valence, Maidstone, ME17**

Guide Price £500,000

EPC RATING: C

**10 The Platt, Maidstone, ME17 3BQ**





Offered chain free, this detached family home is located in this quiet cul de sac, a short stroll to the centre of the village. The spacious entrance hall, with ground floor cloakroom and storage cupboard beside leads to the modern kitchen, with utility room and integral access to the large garage. The dining room, with picture window overlooking the gardens leads to the large sitting room, with parquet flooring and open fireplace, with doors from here to the large conservatory addition. Upstairs, the generous landing leads to the four bedrooms, some offering exceptional views over The Weald, which are served by a three piece family bathroom.

Outside, there is off street parking for three cars to the front and a single integral garage, with up and over door and car port beside. A pathway beside the house features a stream running alongside and leads to the mature, private south facing gardens, with steps up to the patio area, with the lawn surrounded by a range of mature flower and shrub beds and fruit trees.

The Platt is moments from the centre of this historic village, offering beautiful countryside walks and popular nearby pub as well as the renowned Sutton Valence Prep School. The larger village of Headcorn is only a short drive or bus ride way, with its range of local shops and cafes and Sainsbury's Local as well as Headcorn Mainline Station, offering regular services into London. The County Town of Maidstone is approximately 6 miles distant, with its greater range of shopping, transport and leisure facilities.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band F**  
**EPC Report C**



• GUIDE PRICE £500,000 - £550,000 • Detached Four Bedroom Family Home • Large Conservatory Addition • Utility Room and Downstairs Cloakroom • Integral Garage with Ample Off Street Parking • Mature Secluded Gardens with Stream Beside • Exceptional Views over The Weald • Quiet Cul De Sac Location • Close to the Centre of the Village • Offered Chain Free

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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