

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1193080



Approximate Area = 1815 sq ft / 168.6 sq m (excludes carports & shed)
 Limited Use Area(s) = 150 sq ft / 13.9 sq m
 Garage = 176 sq ft / 16.3 sq m
 Outbuilding = 1299 sq ft / 120.6 sq m
 Total = 3440 sq ft / 319.4 sq m
 For identification only - Not to scale

Forsham Lane, Sutton Valence, Maidstone, ME17

Asking Price £800,000
 EPC RATING: E

3 Forsham Cottages Forsham Lane, Maidstone, ME17 3EW





Beautifully presented throughout, this substantial family home has been reimagined by the current owners to offer a practical and versatile family home in this quiet country lane. With well planned, generous living space to the ground floor, the first floor offers four good sized bedrooms, with en-suite shower room to the main bedroom, and a luxurious family shower room serving the remaining bedrooms, along with a bright and airy fifth bedroom located on the top floor.

Sitting in a plot of approx 2.5 acres overall, the property offers a garage with off street parking

beside the property for 4 vehicles, with gated access leading to the rear offering additional parking. Here, the gardens are mainly laid to lawn with mature trees and secure hedging and offer various outbuildings, including stabling with water, power and light, a feature octagonal summer house, car port, shed and outbuildings.

Located on a quiet, semi-rural country lane and within easy reach of the heart of Sutton Valence, this property faces open fields. The centre of Sutton Valence, with its pub, hairdresser, the renowned Sutton Valence Prep School, the well-regarded local primary school, and the doctors' surgery, is just a short walk away. The larger village of Headcorn is only a short drive or bus ride away, with its range of shops & cafes, pubs and restaurants as well as Sainsbury's Local and Costa Coffee. Commuters are well served with a mainline train station offering regular services into London.

MATERIAL INFORMATION

Freehold
Council Tax Band F
EPC Report E



• Beautifully Extended and Refurbished 5 Bedroom Cottage • Substantial Plot of approximately 2.5 Acres Overall • Double Fronted Lounge / Dining Room • Luxurious Fitted Kitchen/Breakfast Room • Utility Room and Cloakroom • En-Suite and Modern Family Shower Rooms • Set Over Three Floors • Garage and Off Street Parking • Patio and Mature Lawns and 2 Paddocks • 4 Stables, Storage Sheds, Car Port, Additional Outbuildings and a Feature Summer House
 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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