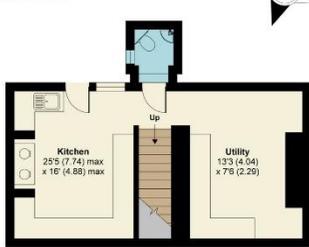


School Lane, Sutton Valence, Maidstone, ME17

Approximate Area = 1499 sq ft / 139.25 sq m
 Limited Use Area(s) = 134 sq ft / 12.45 sq m
 Total = 1633 sq ft / 151.71 sq m
For identification only - Not to scale

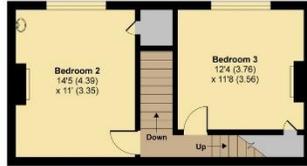
Denotes restricted head height



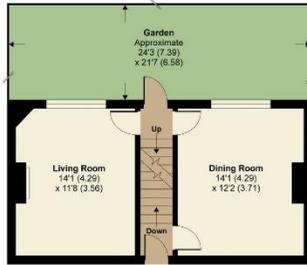
LOWER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richrecom 2021. Produced for Simon Miller & Company. REF: 727632



ALMA VILLA

SCHOOL LANE

SUTTON VALENCE

ME17 3HH

OFFERS IN REGION OF £450,000

FREEHOLD

EPC REPORT: D



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

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 for 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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This deceptive, double fronted Victorian home is located in this quiet lane, moments from the centre of this popular village. Set out over four floors, the property has been lovingly updated by the current owner to offer beautiful home with unrivalled views over The Weald. As you enter, there are two reception rooms either side of the entrance lobby, with a rear door providing direct access to the garden. Stairs from the lobby lead down to the luxurious kitchen/breakfast room with a further door and steps up to the courtyard garden, modern cloakroom and large utility area. A staircase from here leads to the first floor landing, with two double bedrooms, both offering extensive views to the rear, with a turning staircase from the landing taking you to the top floor double bedroom offering even more impressive views and the three piece bathroom suite.

Property Features

- Double Fronted Victorian Terraced Home
- Three Double Bedrooms
- Two Reception Rooms
- Set Over Four Floors
- Modern Kitchen/Breakfast Room
- Large Utility and Downstairs Cloakroom
- Exceptional Views over The Weald
- Enclosed Low Maintenance Garden

Outside, steps leading up from the from the kitchen lead to the low maintenance courtyard garden with patio and decked areas, offering beautiful views to the rear. We understand there is a Right of Way across the neighbour's garden providing access to the front of the property.

The village offers a popular primary school, nearby post office and farm shop, local garage, pub, hairdressers and doctors' surgery, all within close walking distance, as well as a recreation ground and village hall and the renowned Sutton Valence Prep and Senior Schools. The larger village of Headcorn is only a short drive, with its eclectic mix of independent shops as well as Sainsburys' Local and Costa Coffee, and for the commuter, mainline train station offering regular services into London.

MATERIAL INFORMATION Freehold, Council Tax Band: D, EPC Report: D, Broadband: Copper

