





This wonderful opportunity for someone to create a home to their own exacting standards in one of Sutton Valence's most popular roads. The property offers full planning permission for the erection of a detached 4 bedroom family home, set out over two floors, with mature south facing gardens, rear facing balconies and parking for two cars in front. The proposed home offers a spacious open plan living/dining area, with a separate sitting room and a home office as well as utility and cloakroom, whilst upstairs, the first floor would comprise of four bedrooms, two with en-suite shower rooms and a separate family bathroom.

More details regarding the planning permission can be found on Maidstone Borough Council planning portal under reference: 23/504535/FULL

Situated on the edge of Maidstone, Sutton Valence is a charming village that offers the perfect mix of rural beauty and easy access to urban conveniences. Famous for its exceptional schools, including the prestigious Sutton Valence School, the village has become a popular choice for families. With easy access to the M20 motorway, the County Town of Maidstone is within easy reach by bus or car, with its wide range of shopping, leisure and transport facilities.

MATERIAL INFORMATION

Council Tax Band
EPC Report



• GUIDE PRICE £375,000 - £400,000 • Full Planning Permission Granted • Four Bedroom Detached Home • Spacious Open Plan Living/Dining/Kitchen Area • Separate Sitting Room & Home Office • Two En-Suites and Family Bathroom • Two Balconies • Utility and Cloak Room • Parking for Two Cars • South Facing Gardens

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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