



2 Forsham Lane, Maidstone, ME17 3EW

Offers In Excess Of £400,000
EPC RATING: G

Forsham Lane, Sutton Valence, Maidstone, ME17

Approximate Area = 880 sq ft / 81.7 sq m
Garage= 172 sq ft / 15.9 sq m
Total = 1052 sq ft / 97.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1353166

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK





Located in this quiet country lane is this well presented, three bedroom terraced Victorian cottage. With open plan lounge/dining room and quality fitted kitchen to the ground floor, the first floor offers two bedrooms and a luxurious three piece first floor bathroom, with a turning staircase from here to the bright and airy top floor third bedroom.

Outside, the property benefits from garage and own driveway for two cars in tandem with views over fields to the front and to the rear, the 120' mature gardens offer lawned area, vegetable beds and mature shrubs to both sides, with views over neighbouring gardens and the village of Sutton Valence beyond.

Located in this quiet country lane, the centre of Sutton Valence is within easy reach, with popular local pub, hairdressers and well regarded primary school as well as the renowned Sutton Valence Prep School and doctors surgery. The larger village of Headcorn is only a short drive away, with its eclectic range of shops and restaurants, Sainsbury's and Costa Coffee. Commuters are well served with a mainline train station from here offering regular services into London Charing Cross.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report G



- Chain Free • Set Out Over Three Floors • Open Plan Lounge/Dining Room • Very Well Presenend Throughout • Three Double Bedrooms & Seperate Utility Cupboard • First Floor Bathroom Suite • GARAGE and Own Driveway • 120' Mature Rear Gardens • Views Over Fields to Front • Quiet Country Lane

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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