



**Tumblers Hill, Sutton Valence, Maidstone, ME17**  
Approximate Area = 790 sq ft / 73.39 sq m  
Limited Use Area(s) = 17 sq ft / 1.58 sq m  
Total = 807 sq ft / 74.97 sq m  
For identification only - Not to scale

**2 Sun Cottage, Tumblers Hill, Sutton Valence, ME17 3AD**

**OFFERS IN EXCESS OF: £300,000**  
**EPC RATING: D**





Located in the heart of this historic village, this deceptively large two bedroom Grade II listed cottage dates from the 16th Century and offers a wealth of character features throughout its three floors, to include beautiful inglenook fireplace with log burner and exposed beams.

The mature tiered gardens offer various areas, which lead ultimately to the slabbed patio terrace at the top, which provides exceptional views over the village of Sutton Valence and The Weald. Another key benefit of this property is direct access from the garden that leads through a shared tunnel to the front of the property.

The village itself offers a choice of pubs & hairdressers and Doctors surgery as well as Sutton Valence Primary School and the renowned Sutton Valence Prep and Senior Schools, all within walking distance, with the post office only a short walk away, close to the recreation ground and village hall. The larger village of Headcorn is only a short drive or bus ride, with its greater leisure and shopping facilities and mainline train station with regular services into London Charing Cross.

**MATERIAL INFORMATION**  
 Freehold  
 Council Tax Band: D  
 EPC Report: D  
 Broadband: Copper & Fibre



- CHAIN FREE
- DECEPTIVELY LARGE TWO BEDROOM COTTAGE
- CHARACTER FEATURES THROUGHOUT

- 16TH CENTURY GRADE II LISTED COTTAGE
- MODERN GAS CENTRAL HEATING
- MATURE, TIERED GARDENS WITH EXCEPTIONAL VIEWS

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MR0856/180615/050815/051015LE

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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