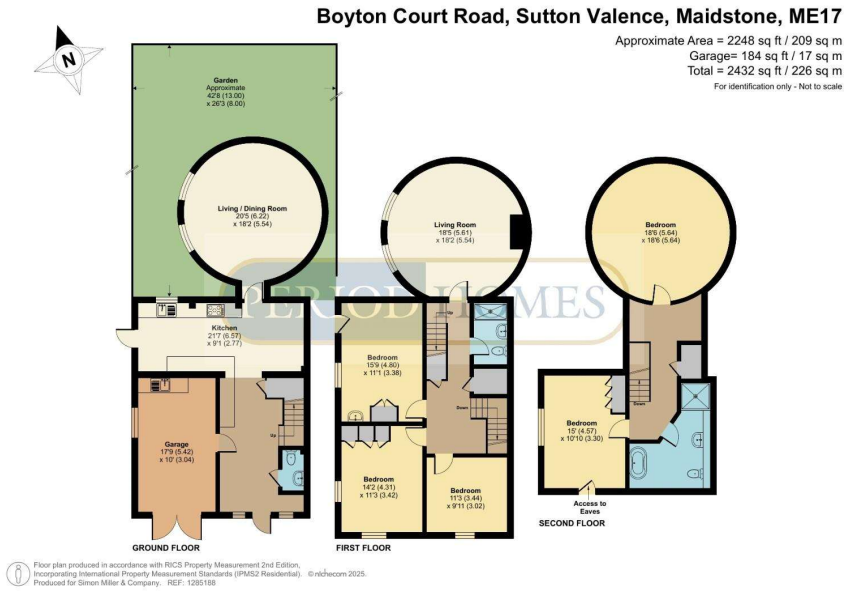






PERIOD HOMES
By Simon Miller

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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.

PERIOD HOMES

1 BOYTON COURT OAST

BOYTON COURT ROAD

SUTTON VALENCE

ME17 3BY

GUIDE PRICE £650,000 - £700,000

FREEHOLD

EPC REPORT: D







Located in this quiet turning of unique character homes is this deceptive attached Oast conversion steeped in over 200 years of history. Offering generous living accommodation set over three floors, the property offers five bedrooms, a luxurious kitchen/breakfast room, two reception rooms which are located in the roundel and a family bathroom, separate shower room and downstairs cloakroom.

Property Features

- Five Bedroom Oast Conversion
- Two Spacious Reception Rooms
- Exceptional Views over The Weald
- Luxurious Fitted Kitchen/Breakfast Room
- Semi-Rural Village Location
- Close to Sutton Valence School
- Integral Garage and Ample Off Road Parking





Outside, the property offers a drive for three cars in front of the integral garage, with additional parking for a further two cars to be found at the end of the shared driveway. Gated access beside the house leads to mature tiered gardens, with steps leading to lawned and decked areas, with flower and shrub beds and different seating areas offering exceptional views over The Weald. With a timber shed with power and light, the terrace offers a further lawned area backing onto farmland, with separate gated access to the road, which can also be used for additional parking area when entertaining.

Located in this semi-rural setting, between Headcorn and Sutton Valence, it is ideal for lovely country walks and close enough for wandering into the picturesque village of Sutton Valence. The larger village of Headcorn is a short distance away by car and offers a range of local shops and cafes and for the commuter, a mainline train station offering regular services into both London and the Kent coast.



