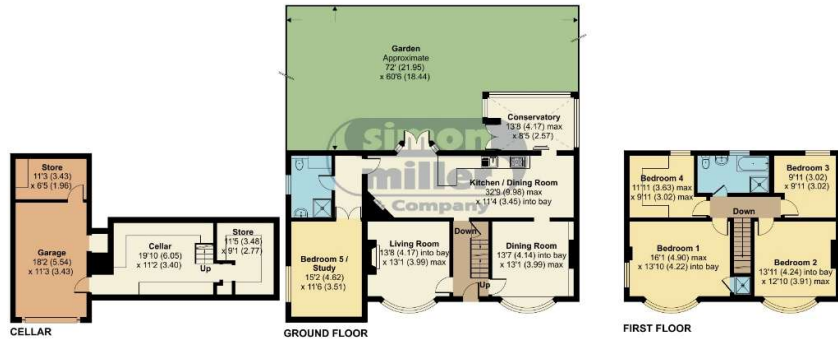


Osborne House, North Street, Sutton Valence

Approximate Area = 2534 sq ft / 235 sq m (includes garage)

For identification only - Not to scale



OSBORNE HOUSE

NORTH STREET

SUTTON VALENCE

ME17 3HU

OFFERS IN REGION OF £650,000

FREEHOLD

EPC REPORT: D

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, v14 bedroom 2022.
Produced for Simon Miller & Company. REF: 616052



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

By Simon Miller

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Offered chain free, this Georgian Grade II listed family home is located on North Street in the heart of the village, with character set over three floors. Two bay-fronted reception rooms, a substantial kitchen/dining room leading to a conservatory, and a lobby to a fitted utility area, shower room and guest 5th bedroom/study.

Property Features

- Georgian, Grade II Listed Family Home
- Offered Chain Free
- Four/Five Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room & Conservatory
- Utility and Downstairs Shower Room
- Accessible large loft



Upstairs are four double bedrooms, the main with en-suite shower, and a four-piece family bathroom serving the remaining three. One bedroom is currently a walk-in wardrobe, easily reinstated if needed. A large, accessible loft offers further storage. Below, a large basement opens from the hallway, currently arranged with a cellar, home gym and workshop, offering excellent flexibility for storage, hobbies or home fitness. Integral garage access (power roller door, EV charging point) and driveway parking for two cars. To the rear, a walled garden offers a large lawn, paved patio, greenhouse and timber shed.

Sutton Valence offers a well-regarded Primary School, and the renowned Sutton Valence Prep and Senior Schools. An award-winning gastro pub, coffee shop, garage, hairdressers and Doctors' surgery, plus a recreation ground and village hall all within walking distance. A new hub on North Street will add a Co-Op and Post Office close by. Headcorn, a short drive or bus ride away, offers wider shopping including Sainsbury's Local.

For commuters, Headcorn (approx. 3 miles) and Staplehurst (approx. 5 miles) stations both run direct to London Charing Cross, Cannon Street and London Bridge, in around 55–70 minutes.

