

Hillside House, Sutton Valence Hill, Sutton Valence, Maidstone, ME17

Approximate Area = 3217 sq ft / 298.8 sq m
Limited Use Area(s) = 613 sq ft / 56.9 sq m
Annexe = 861 sq ft / 79.9 sq m
Outbuilding = 523 sq ft / 48.5 sq m
Total = 5214 sq ft / 484.1 sq m
For identification only - Not to scale



HILLSIDE HOUSE

SUTTON VALENCE HILL

SUTTON VALENCE

ME17 3AR

OFFERS IN REGION OF £950,000

FREEHOLD

EPC REPORT: E



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.



By Simon Miller

01622 850 888

enquiries@periodhomesbysimonmiller.co.uk



As the name suggests, this beautiful five bedroom Grade II listed home is nestled at the top of the hill in the historic village of Sutton Valence. Dating from the 17th Century, the property offers a wealth of character throughout and is set out over four floors. The generous mature gardens provide extensive views over The Weald, with ample parking to be found in the courtyard to the rear, where there are both a substantial detached barn and separate two bedroom annexe.

Property Features

- Detached Grade II Listed Home
- Wealth of Character Throughout
- Two Spacious Reception Rooms
- Kitchen/Dining/Family Room
- Five Bedrooms, Two with En-Suite
- Detached Two Bedroom Annexe and Separate Barn
- Ample Gated Parking
- Substantial Gardens with Views Over The Weald



The entrance hall leads to two substantial reception rooms, with feature fireplaces and timbered walls and ceilings, with a generous triple aspect kitchen/dining/family room and an inner hallway with stairs leading down to the large basement, with utility, workshop and storage space and further access to the gardens. The first floor offers five bedrooms, the main with both en-suite and dressing room, the second with further en-suite, with a four piece bathroom serving the remaining three bedrooms. A staircase from the landing takes you to the second floor attic room which offers further potential for use as a 6th bedroom or office/storage space.

Outside, the paved patio at the rear offers steps down to the generous lawned gardens, with mature shrubs and trees and views over The Weald. A pathway from here leads to the parking and outbuildings to the rear with gates providing security from the road.

With parking for several cars in the courtyard, the detached barn is in need of some attention, but offers substantial storage space, including a car port and garage beside, with the detached annexe opposite offering two bedrooms, bathroom, lounge and separate kitchen, offering great potential for use as an Air BNB or separate annexe accommodation, subject to relevant consents.

