

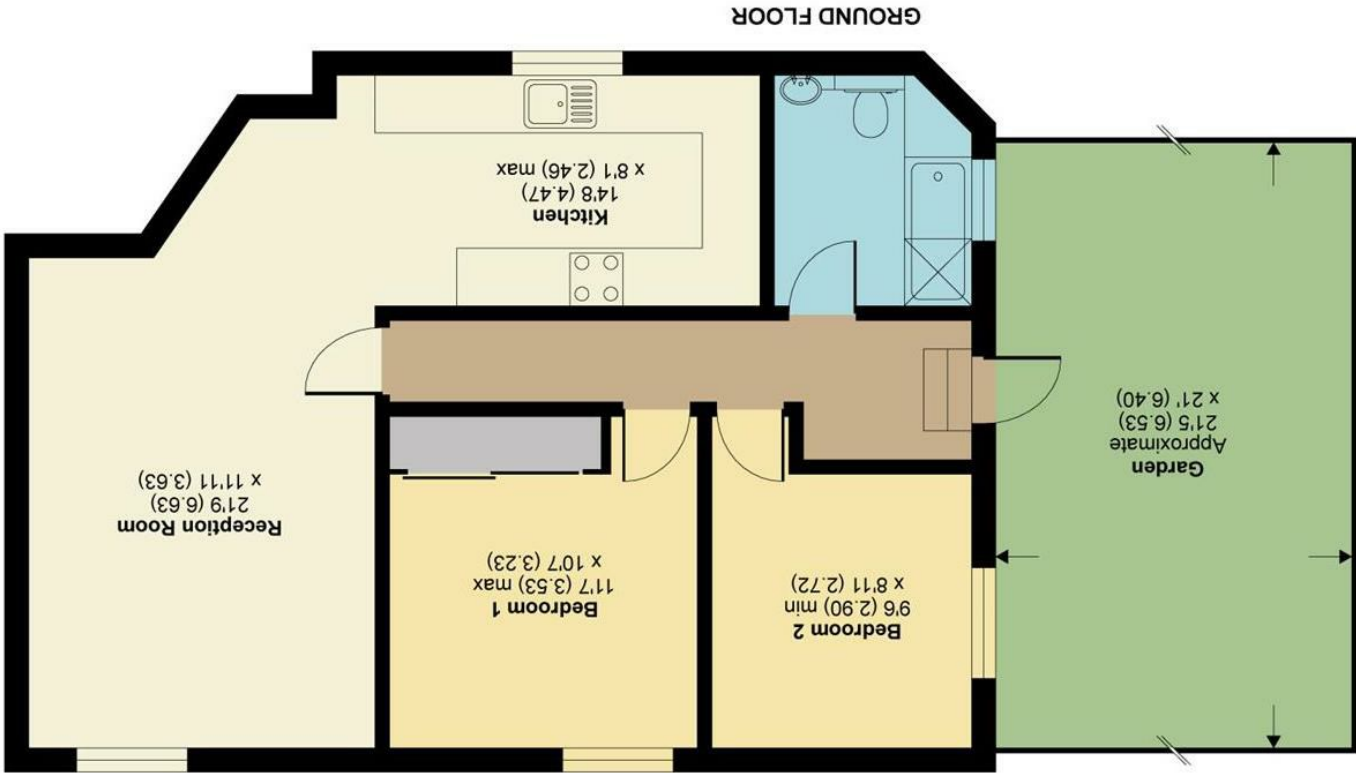


Hall Cottage School Lane, Sutton Valence, ME17 3HH

Guide Price £250,000
EPC RATING: E

School Lane, Sutton Valence, Maidstone, ME17

APPROX. GROSS INTERNAL FLOOR AREA 715 SQ FT 66.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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We love houses





Located in this quiet lane, in the heart of this historic village, is this deceptive, raised ground floor apartment. With two generous bedrooms and quality fitted three piece bathroom, the property offers a spacious lounge/dining room with views across The Weald, which is open plan to the large kitchen.

Outside, the property offers a secluded garden, accessed via your own private gate from School Lane, with paved terrace, shrub beds, hedge screen beside and a large timber shed, with steps from here leading up to your front door.

The village offers a well regarded primary school, popular pubs, hairdressers and doctors' surgery, all within close walking distance, as well as a recreation ground and village hall and the renowned Sutton Valence Prep and Senior Schools. The village has also recently welcomed two new coffee shops, The Coffee Barn, a charming converted barn situated just off School Lane at the rear of the Queen's Head pub, and Cafe Valence at the village hall. A new convenience store at Haven Farm is also due to open shortly, adding further everyday convenience for residents. For those who enjoy the outdoors, there are beautiful scenic walks overlooking The Weald, accessed just at the end of School Lane.

The larger village of Headcorn is only a short drive, with its wide range of independent shopping facilities and, for the commuter, a mainline train station offering regular services into London Charing Cross.

MATERIAL INFORMATION

Leasehold
Council Tax Band B
EPC Report E



• GUIDE PRICE £250,000 - £260,000 • Spacious Garden Apartment • Two Generous Bedrooms • Lounge/Dining Room With Views over The Weald • Quality Three Piece Bathroom Suite • Owen Private Garden • Quiet Turning in the Heart of the Village • Leasehold

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK