



Pancake Oast

Boyton Court Road, Sutton Valence, Kent

A beautifully appointed oast conversion with sensational views across the Weald of Kent.

Pancake Oast is an imaginatively converted oast providing immaculately presented family accommodation. A quintessentially Kentish building this attractive triple kiln oast is set in an elevated position with panoramic views across The Weald of Kent and neighbouring orchards.



5 RECEPTION ROOMS



4 BEDROOMS



**5 BATHROOMS
1 CLOAKROOM**



GARAGING



GARDEN



FREEHOLD



VILLAGE



3,267 SQ FT



**GUIDE PRICE
£1,350,000**



The property

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The property sits in an appealing environment amongst a small and attractive collection of converted former farm buildings. There is ample parking and garaging, together with beautifully landscaped, terraced gardens.

The front door opens to a vaulted entrance hall with flagstone flooring which continues through to a generous study area. The ground floor provides wonderful spaces for family life providing separate rooms but with a pleasing open flow from one area to another.

The superb kitchen sits at the heart of the house and is well equipped with an extensive range of cupboards and breakfast bar all with beech worksurfaces.

To one end of the kitchen are the south facing sitting and dining rooms, both set within the roundels, the former having a wood-burning stove. The roundel breakfast room lies to the other end with a staircase up to a play/games room with bathroom off. A utility/laundry room and cloakroom complete the ground floor accommodation.

On the first floor there are four comfortable bedrooms, each with en suite bath, shower or wet rooms. The principal and guest roundel bedrooms benefit from Neville Johnson bespoke fitted furniture making the most of the charming nature of the rooms. They also have air conditioning.











Outside

There are two parking areas, one having access to the two separate garage blocks with potential space for five cars and the other to the east of the house, where there are two electric car chargers.

Beautifully landscaped gardens provide a superb backdrop, with a number of terraces providing the ideal places to sit and enjoy the outstanding views.

The expansive level lawn is edged with an array of shrubs and seasonal flowers and has a timber arbour. There is a barbecue terrace with outdoor kitchen, a separate gym with air conditioning, log and bin stores.

Location

The property is tucked away off a drive shared with four houses in total, to the east of the historic village of Sutton Valence which benefits from good facilities including several shops, a pub and Sutton Valence School, a well-regarded co-educational day and boarding school for ages 2 to 18.

Headcorn and Staplehurst stations offer frequent services to London, whilst the larger county town of Maidstone provides services to London Victoria, Charing Cross and St Pancras, together with a more extensive variety of shops and leisure facilities and a number of grammar schools.

The M20 connects with the M25 and the M26 providing links with Gatwick, Heathrow, City and Stansted Airports, London, and the Channel Tunnel terminal. The area has good access to France and Europe via Eurotunnel and the Port of Dover.



Distances

- Sutton Valence 0.8 mile
- Headcorn 3.5 miles
- Maidstone 6.5 miles
- Ashford 16.5 miles

Nearby Stations

- Headcorn
- Staplehurst
- Harrietsham
- Ashford International

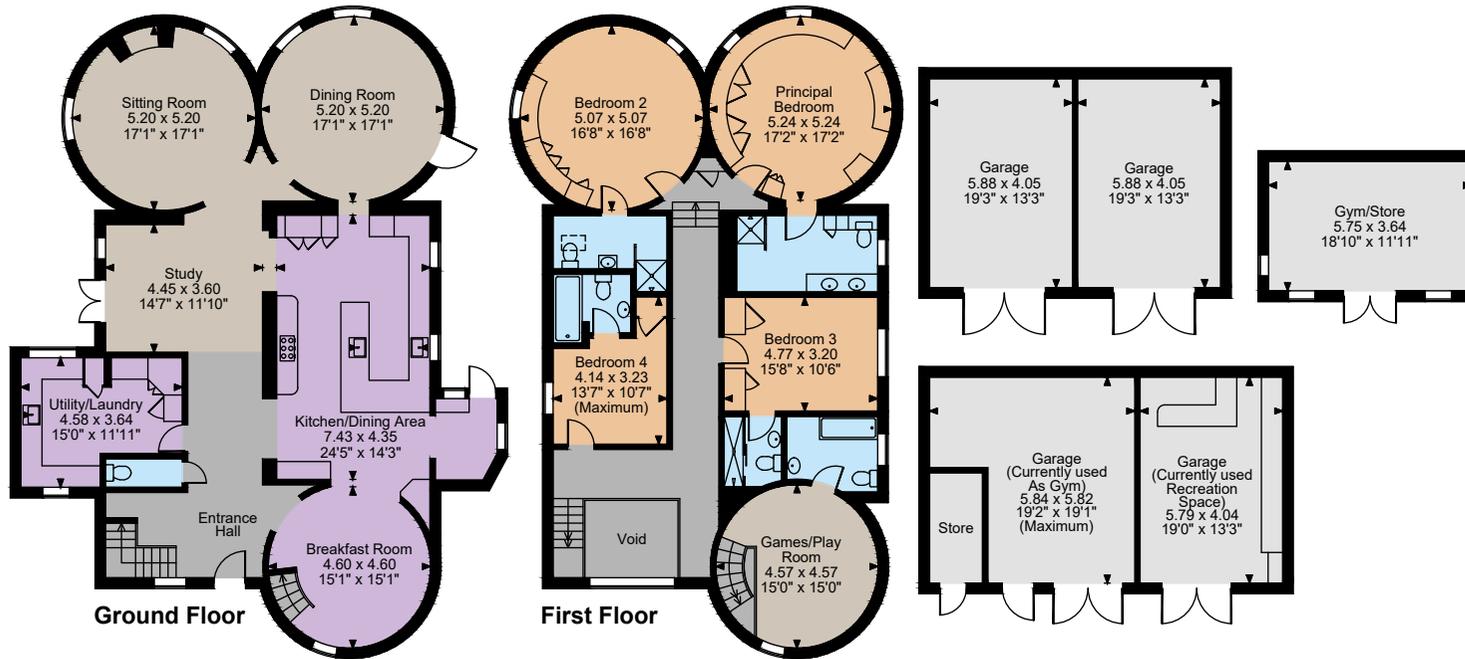
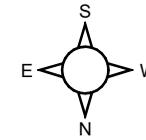
Key Locations

- Leeds Castle
- Mote Park, Maidstone
- Loddington Farm Shop
- Weald of Kent Golf Course
- Brissenden - Family Vineyard
- The Hop Farm
- Bewl Water Aqua Park

Nearby Schools

- Sutton Valence School
- Sutton Valence Primary School
- Various local village schools
- New Line Learning Academy
- Maidstone Grammar Schools





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,267 sq ft (303 sq m)
 Outbuilding internal area 1,327 sq ft (123 sq m)
 Total internal area 4,594 sq ft (427 sq m)
 (Excluding Void)
 For identification purposes only.

Directions

ME17 3BY

what3words: ///lectured.frock.chefs brings you to the property

General

Local Authority: Maidstone Borough Council

Services: Mains electricity, water and drainage; oil heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Canterbury

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