



Old Place, Lower Road, Sutton Valence, Maidstone, Kent

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Old Place Lower Road Sutton Valence Maidstone Kent ME17 3AL

A well appointed Grade II listed village house providing exceptionally spacious and versatile accommodation with beautiful gardens of over 1.25 acre and panoramic views.

Junction 8 M20, 4 miles, Headcorn station 4 miles, Lenham station 6 miles, Staplehurst station 4.9 miles, Bearsted station 5.5 miles, Maidstone 6.5 miles.

Entrance hall | Second entrance hall at front
Reception hall | Drawing room | Dining room
Study | Cloakroom | Kitchen/breakfast room
Utility room | Rear lobby | Principal suite with bathroom and dressing room | 4 Further bedrooms | 2 Further bathrooms | Double garage | 2 Sheds and a greenhouse | Gardens with duck house to pond | About 1.24 acres

The property

Old Place was one of the most distinguished houses in the area and still has a very large garden for a village property.

It was divided after the Second World War and the billiard room became a separate cottage in the 1970s. It now consists of the largest part of a most attractive and good looking Grade II listed house which although medieval in origin has Georgian additions.

It is a mixture of brick and timber framed Kent ragstone construction with some beautiful carvings to the front elevations including a motif of George and the Dragon.

Internally there are a host of original features which have been retained and enhanced

including magnificent oak joinery, panelling, two Grade II listed doors, panels, a variety of beautiful fireplaces, original shutters, all combined with the requirements of modern living.

The accommodation is exceptional with a beautiful solid oak front door to the black and white tiled entrance hall, leading to a split level reception hall with magnificent staircase with carved spindles.

The large dining room has an inglenook fireplace, with polished floor, a display dresser and delightful Georgian window with sliding shutters.

The drawing room has a large wood burning stove with a bay window and leads to a study.

The kitchen/breakfast room provides a range of units including fitted pine corner cupboard and open shelves. Small immersion heater under sink with a range of painted units and oak worksurfaces and a double butler sink.

Appliances include La Canche range housed in an inglenook and dishwasher.

There is a separate entrance lobby off the kitchen with tiled floor, carved fireplace and oak door and larder.

The principal bedroom has magnificent views and features oak framed leaded light windows, an en suite bathroom and walk in dressing area, the second bedroom with beautiful Georgian sash windows; both overlook the garden.

A third bedroom suite with a sitting room and a mezzanine sleeping area has original beams and is adjacent to a bathroom with white suite and chrome fittings. Attractive and spacious second floor fifth bedroom with original beams. Family bathroom.



Outside

The house is approached from the lane to front door or separate side door with iron railings. Remote controlled electrically operated gates lead to Detached Double Garage (19' x 18 5", 5.79m x 5.62m) of brick construction under a pitched roof. Situated about 20m up the road.

The gardens are a truly superb feature of the house and comprise several distinct areas, with vegetable garden, fruit trees and fruit bushes. Running along the back of the house a higher and lower terrace with ragstone walling. Several sets of steps lead to the lower garden which is principally laid to a large level area of lawn adjacent to a pond with a jetty and an area of decking fronting a summer house. There is also a second ornamental pond with well.

There are a wide variety of mature trees and shrubs, including a magnificent towering beech tree and mature ginkgo tree. Paths meander through the garden and there is an area of

woodland. The garden overlooks fields with fabulous views to the south.

Location

Old Place is situated in the heart of Sutton Valence, which benefits from good local facilities including post office and farm shop, two hairdressers and two country pubs serving food, a well known public school.

Headcorn station is about 4 miles providing commuter services to Charing Cross/Cannon Street in approximately 60/65 minutes.

Maidstone 6.5 miles also provides services to Victoria, together with a wide variety of shopping and recreational facilities.

Junction 8 of the M20 is approximately 4 miles, providing good communications with the other motorway networks, Gatwick, Heathrow and Stansted Airports, the Channel Tunnel and Ashford and Ebbsfleet International Stations.



Old Place, Lower Road, Sutton Valence
Main House internal area 3,474 sq ft (323 sq m)
Garage internal area 356 sq ft (33 sq m)
Total internal area 3,830 sq ft (356 sq m)



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

□ □ □ □ Denotes restricted head height

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Directions

From Junction 8 of the M20 take the second exit at the first roundabout signposted Lenham, turn left at the next roundabout, cross straight over the following roundabout and at the next roundabout take the second turning signposted Leeds Castle. Pass the entrance to Leeds Castle on the left and proceed along the B2163 for approximately 3 miles turning left at the crossroad onto the A274. Continue for approximately 1 mile and proceed through the village of Sutton Valence and then left into Lower Road, just after the Hilltop garage. Old Place will be seen on the righthand side.

General

Local Authority: Maidstone District Council

Services: All mains services with gas fired central heating

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000

Sevenoaks

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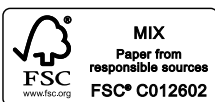
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