



Price
£475,000

Freehold

3x  1x  1x 

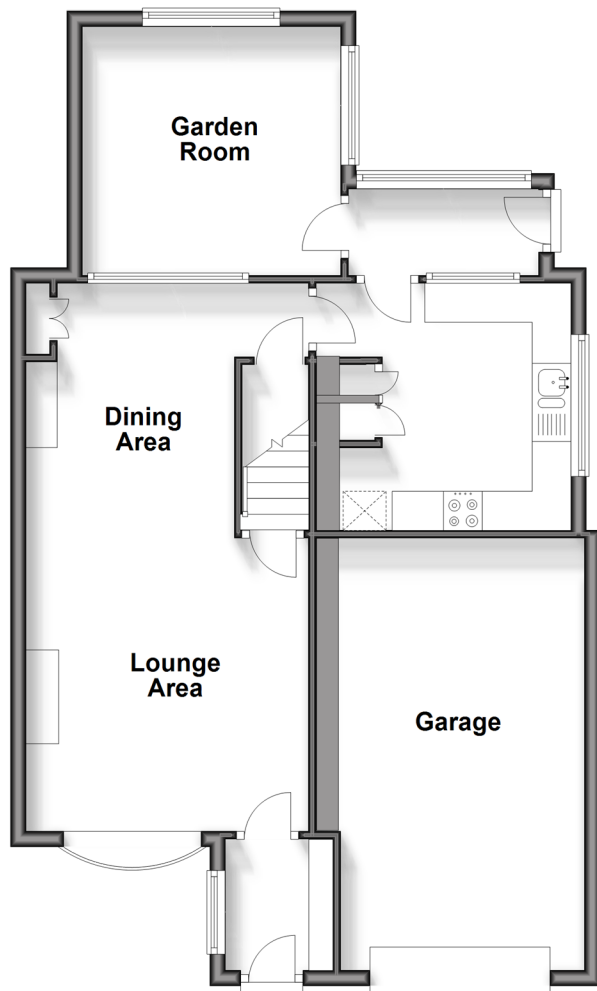
**Forsham Cottages,
Forsham Lane, Sutton
Valence, Maidstone,
Kent, ME17**

OVER 60?

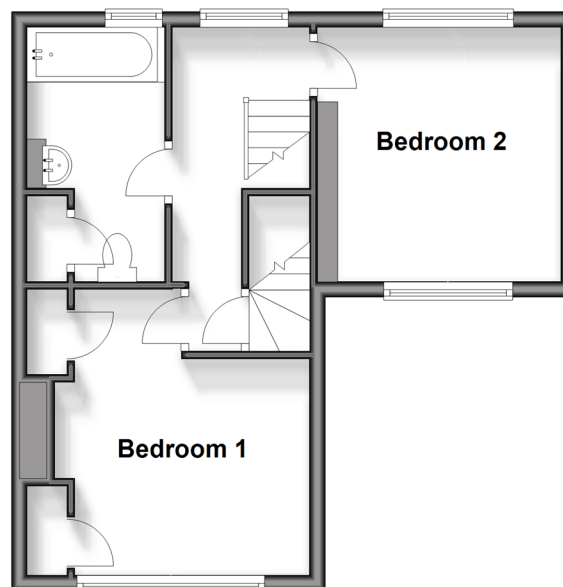
Secure this property
for up to **59% less!**

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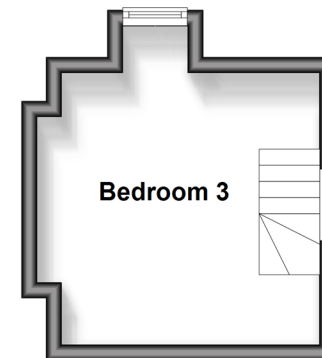
Ground Floor
Approx. 775.4 sq. feet



First Floor
Approx. 387.3 sq. feet



Second Floor
Approx. 137.7 sq. feet



Accommodation

GROUND FLOOR

Entrance Hall

Lounge Area: 12'6 x 12'0 (3.81m x 3.66m)

Dining Area: 11'11 x 10'0 (3.63m x 3.05m)

Kitchen: 10'3 x 9'9 (3.13m x 2.97m)

Garden Room: 11'1 x 10'2 (3.38m x 3.10m)

FIRST FLOOR

Landing

Bedroom 1: 10'0 x 9'4 (3.05m x 2.85m)

Bedroom 2: 12'0 x 11'0 (3.66m x 3.36m)

Bathroom

SECOND FLOOR

Bedroom 3: 11'7 x 10'11 (3.53m x 3.33m)

OUTSIDE

Garage and Driveway

Front and Rear Gardens



Main features

- Beautifully presented cottage
- Fabulous semi-rural location overlooking fields
- Extensive living space with added garden room
- Large attached garage with potential to be converted into additional living space (subject to planning permission)
- Dual summer house with power



Nearest Schools

Primary Schools: Sutton Valence Primary 0.6 miles, Kingswood Primary 2.4 miles, Ulcombe C of E Primary 2.5 miles

Secondary Schools: Sutton Valence School 0.6 miles,



Transport Information

Train Stations: Staplehurst 2.9 miles, Headcorn 3.2 miles, Hollingbourne 4.2 miles



Address

Forsham Cottages, Forsham Lane, Sutton Valence, Maidstone, Kent, ME17



Directions

For directions to this property please contact us.



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Call Headcorn Branch 01622 890435 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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