



**Price**  
**£475,000**

**Freehold**

3x  1x  1x 

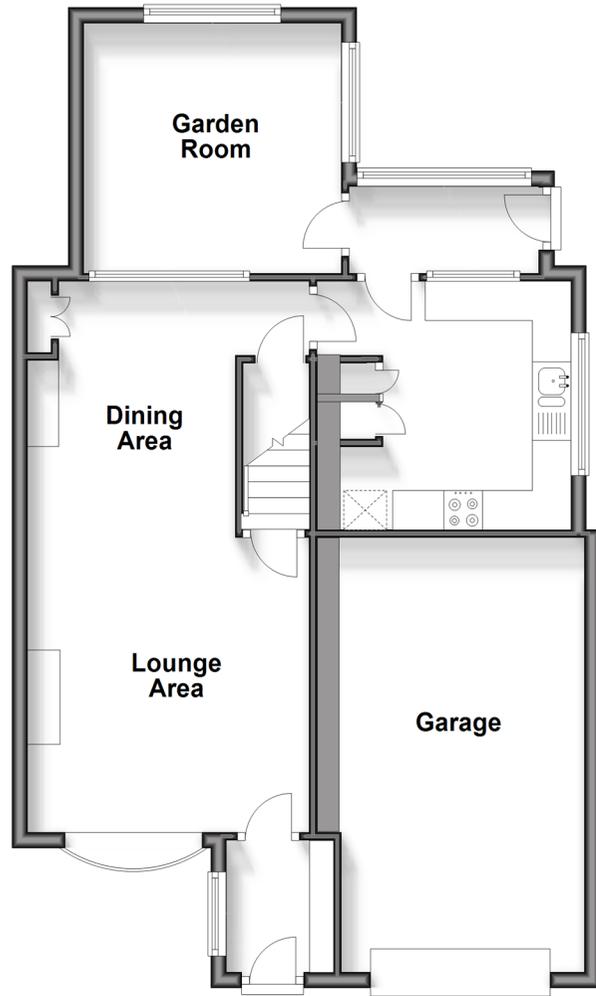
**Forsham Cottages,  
Forsham Lane, Sutton  
Valence, Maidstone,  
Kent, ME17**

**OVER 60?**

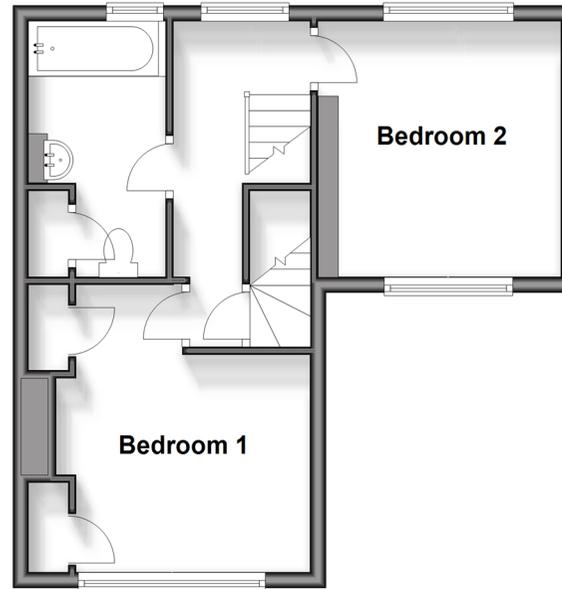
Secure this property  
for up to **59% less!**

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Helping you move forwards

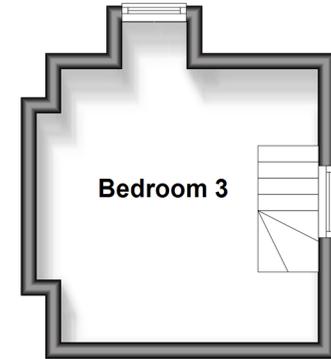
**Ground Floor**  
Approx. 775.4 sq. feet



**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](http://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.

EPC RATING	CURRENT:	POTENTIAL:
	F(33)	C(79)
12720787/20240212/DB/HS1		