



Price

£1,250,000

Freehold

5x  3x  4x 

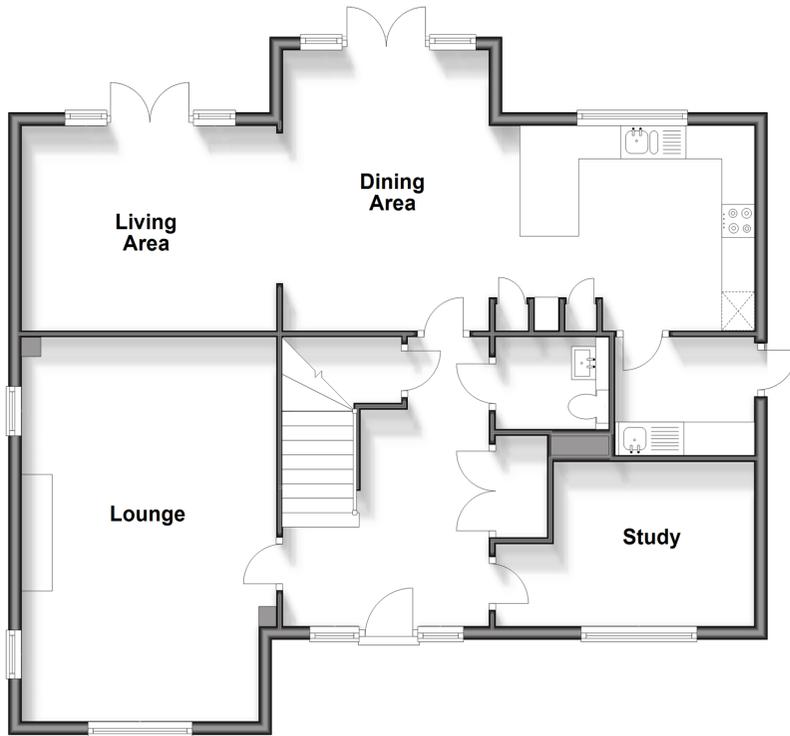
The Oaks, Sutton
Valence, Maidstone,
Kent, ME17

OVER 60?

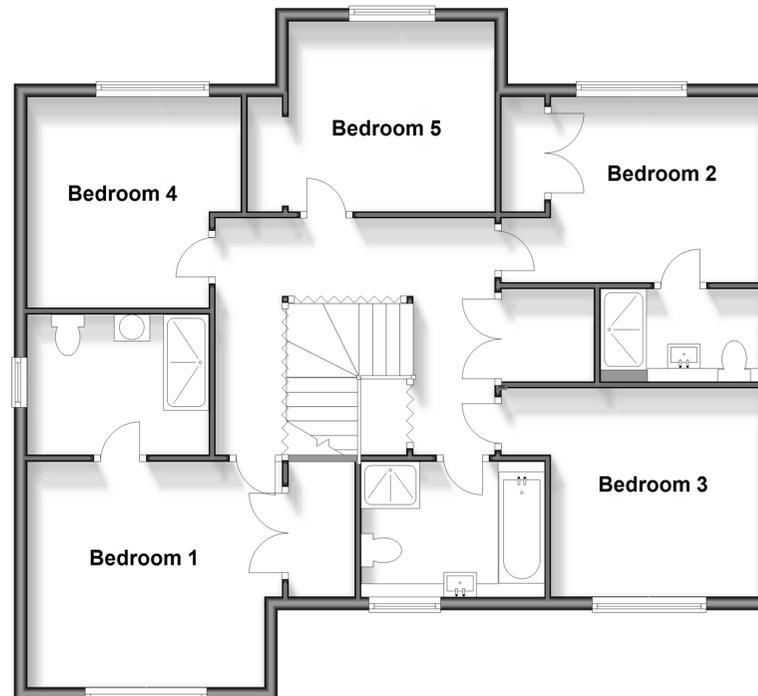
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

Ground Floor
Approx. 93.8 sq. metres (1009.5 sq. feet)



First Floor
Approx. 93.1 sq. metres (1001.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 19'1 x 12'9 (5.82m x 3.89m)

Living area: 12'10 x 10'1 (3.91m x 3.08m)

Dining Area: 14'1 x 10'6 (4.30m x 3.20m)

Kitchen: 12'11 x 10'3 (3.94m x 3.13m)

Utility

Study: 10'0 x 7'10 (3.05m x 2.39m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'10 x 11'5 (3.61m x 3.48m)

En-suite Shower Room

Bedroom 2: 10'8 x 10'2 (3.25m x 3.10m)

En-suite Shower Room Bedroom 2

Bedroom 3: 10'7 x 10'2 (3.23m x 3.10m)

Bedroom 4: 10'6 x 9'3 (3.20m x 2.82m)

Bedroom 5: 10'3 x 9'5 (3.13m x 2.87m)

Bathroom

OUTSIDE

Front and Rear Gardens

Double Garage

Large Driveway



Main features

- Stunning house located in the private, gated 'Oaks' development, set on 0.406 acres
- Gorgeous open plan kitchen/ dining/ living space
- Bespoke, luxury finishes throughout
- Fully integrated Bosch appliances
- Plenty of parking with the sweeping driveway and double garage



Nearest Schools

Primary Schools: Sutton Valence Primary 0.5 miles, Headcorn Primary 4.2 miles

Secondary Schools: Sutton Valence School 0.5 miles, New Line Learning Academy 3.2 miles



Transport Information

Train Stations: Hollingbourne 3.1 miles, Harrietsham 3.7 miles, Staplehurst 4.0 miles



Address

The Oaks, Sutton Valence, Maidstone, Kent, ME17



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Headcorn Branch 01622 890435 ■ wardsof Kent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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: B(84) POTENTIAL: B(91)

12721836/20240206/HS1/HS1