



**Price**  
**£1,250,000**

**Freehold**

5x  3x  4x 

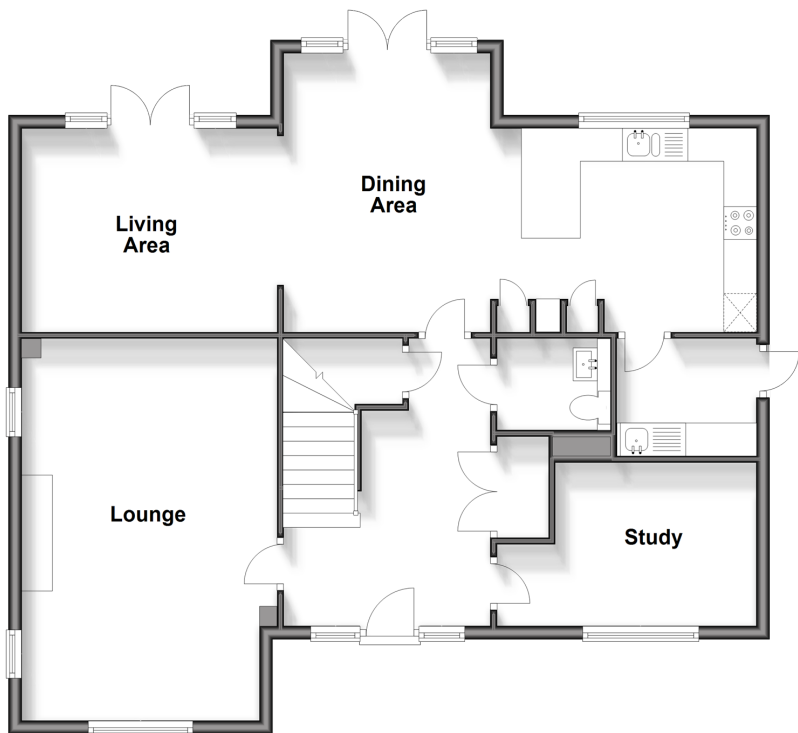
**The Oaks, Sutton  
Valence, Maidstone,  
Kent, ME17**

**OVER 60?**

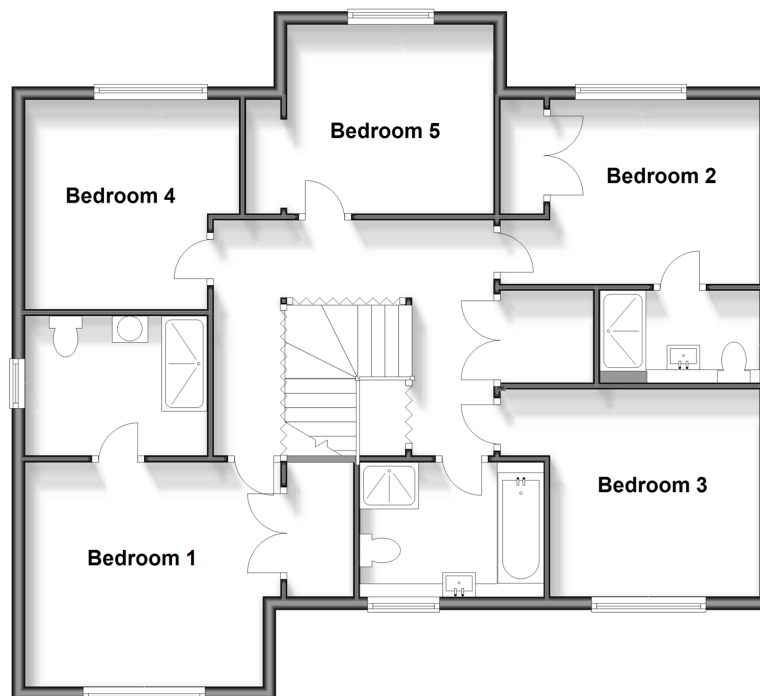
Secure this property  
for up to **59% less!**

*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.





Call Headcorn Branch 01622 890435 ■ [wardsofkent.co.uk](https://wardsofkent.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.



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