



Orchard End Maidstone Road
Sutton Valence, Maidstone
ME17 3LS

Offers in Region of £475,000

**Orchard End
Maidstone Road
Sutton Valence
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ME17 3LS**



Description

A wonderful opportunity to purchase this extended 1930s double fronted, detached bungalow. Just under a quarter of an acre plot, sought after semi rural location, cul de sac position set back from the road adjacent to Cherry Orchards. Highly adaptable accommodation arranged on two floors featuring a 19 ft long entrance hall, lounge with bay and wood burner, separate dining room with patio doors to the garden, fitted kitchen / breakfast room, utility room, bathroom, two ground floor bedrooms one with ensuite shower, further attic room / bedroom 3. Ample parking with carriage driveway, large garage plus summerhouse, garden well stocked with fruit trees and shrubs and an extensive patio.

Location

Located in this well established and convenient semi rural position four miles south of The County Town. The property falls on the boundary of Sutton Valence and Langley with the latter having a selection of Gastro pubs and restaurants, church and medical centre and Pre-School. Sutton Valence, Which is steeped in history saddles The Greensand Ridge overlooking The Weald with local infant and junior schools and a renowned public school. Maidstone, The County Town, may be accessed by regular bus services and offers an excellent selection of amenities including two museum, theatre, County library, multi-screen cinema and a wider selection of schools and colleges for older children. For commuters there are a choice of stations at Bearsted and Maidstone east on The Victoria Line and Headcorn on The Charing Cross Line. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

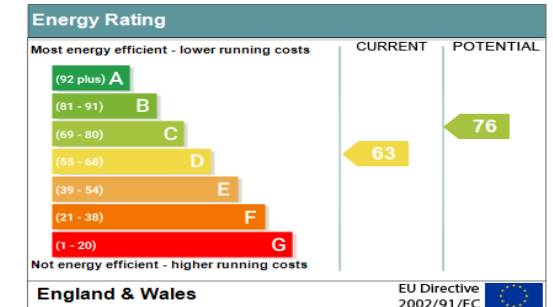
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VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



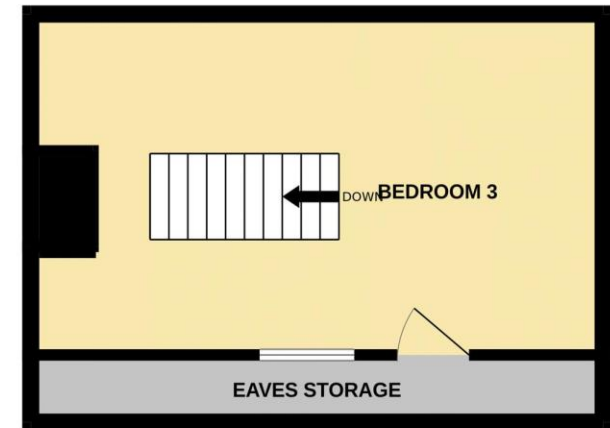
Address: Orchard End, Maidstone Road, Sutton Valence, MAIDSTON...
RRN:



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

Storm Porch

With double entry doors, outside lighting and security cameras.

Entrance Hall

19.3 feet in length, radiator.

Lounge 15' 0" x 16' 0" (4.57m x 4.87m)

With woodblock flooring, two radiators, bay window to front with fitted blinds, western aspect, fireplace with pine surround and fitted wood burning stove.

Dining Room 13' 9" x 10' 3" (narrowing to 6'5") (4.19m x 3.12m)

Radiator, double glazed sliding patio doors overlooking rear garden, further sliding doors concealing staircase to first floor, walk in storage cupboard with window and radiator (former cloakroom).

Kitchen / Breakfast Room 11' 6" x 11' 0" (3.50m x 3.35m)

Fitted with units having wood grain effect working surfaces, plate and display shelving, window to front, enamelled sink, chromium mixer, two radiators, range cooker, 7 burner with twin ovens and grill, mosaic splashback, extractor hood above, wood laminate flooring.

Utility Room

Quarry tiled floor, wooden cupboards with complimenting work surfaces and splashback, space for washing machine, stainless steel sink with

draining board, chrome mixer tap, casement door to garden and window overlooking garden.

Bedroom 1 14' 0" (into Bay) x 12' 0" (4.26m x 3.65m)

Bay window to front with fitted blinds, western aspect, radiator.

Ensuite Shower Room

Shower cubicle, wash hand basin, low level WC, splashback, radiator.

Bedroom 2 12' 0" x 12' 0" (maximum, narrowing to 6'3") (3.65m x 3.65m)

Window overlooking rear garden, eastern aspect, radiator.

Bathroom

White contemporary suite, P shaped bath, side mixer tap and shower attachment, wash hand basin, low level WC, three walls fully tiled, radiator, window to side.

ON THE FIRST FLOOR

Bedroom 3 / Attic Room 19' 7" x 11' 9" (5.96m x 3.58m)

Central staircase, timber balustrade, double radiator, eaves storage cupboard, Velux window to rear.

Outside

To the front of the property is an extensive shingle parking and turning area with concrete driveway providing access to the garage set within the rear garden. Carriage driveway with double electric gates. The rear garden measures 120 ft by 50 ft and incorporates an extensive paved terrace and brick paviours with pebble relief, lawned areas, with trellis, climbing shrubs, hedged boundaries providing seclusion featuring a selection of fruit trees, wisteria, hydrangeas, and clematis. Large timber garage measuring 20 ft by 13 ft with double entry doors, electric light, and power beyond which is a timber summerhouse measuring 12ft by 8ft.

Directions

From Maidstone leave via Stone Street heading in a southerly direction, a continuation of which is The Loose Road, A229. At The Wheatsheaf public house and traffic lights bear left onto The Sutton Road A274 and continue for approximately 2 1/2 miles continuing on passing The Potting Shed Gastro pub restaurant, passing The Plough Gastro pub restaurant at The Five Wents Junction and the property will be found approximately 200 meters along on the left hand side in the second cul de sac.



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