



The Millhouse, East Sutton Road, Sutton Valence,
Maidstone, Kent

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The Millhouse

East Sutton Road

Sutton Valence

Kent

ME17 3DB

An immaculate and superbly positioned home with detached one bedroom annexe with dramatic views of the Weald

Sutton Valence 0.3 mile, Leeds 3.6 miles, Headcorn and station 3.8 miles Maidstone 6.5 miles, Ashford and Ashford International 16.4 miles, Sevenoaks 23.8 miles

Wrap around porch | Dining hall | Music room/study | Kitchen/dining/sitting room | Utility room | Cloakroom | Principal bedroom with dressing room, en suite bathroom | 2 Further bedrooms en suite shower rooms | 1 Further bedroom with en suite bathroom | Landing with library/office | Triple garage with annexe over, comprising entrance hall, utility room, kitchen/sitting room, bedroom, bathroom | Summer house/home office | Garden | About 1/2 acre EPC rating C

The property

The Millhouse is an attractive double-fronted and part-tile-hung property offering more than 2,500 sq. ft. of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family kitchen/dining/living and entertaining space maximising the fabulous southerly views, the ground floor accommodation flows from a spacious reception/dining hall with cloakroom and bi-fold doors to the rear terrace. It comprises a generous rear aspect music room/study and an extensive 40 ft. kitchen/dining/sitting room, the kitchen providing a large central island, an Aga, modern Meile, integrated appliances, a door to the garden, large rear aspect bay window and

door to a fitted utility room. The ground floor accommodation is completed by a front aspect double bedroom with a carrera marble wet room.

On the first floor the large landing has bi-fold doors to a 30 ft. P-shaped rear aspect split-level decked terrace, affording panoramic views and leads to spacious rear aspect principal bedroom with large bay window, fireplace, fitted dressing room and en suite bathroom twin sinks, freestanding bath and separate walk-in shower. There are two further double bedrooms, one with modern en suite shower room and the other with contemporary en suite freestanding bath.

Outside

Occupying an elevated position on the well known Greensands way with panoramic views across the Weald and having plenty of kerb appeal, the property is approached through an electric iron gate over a resin bonded driveway flanked by an area of level lawn interspersed with flowerbeds and leading to a detached triple garage with steps from a separate entrance hall to a self-contained vaulted annexe. The garden to side and rear is laid mainly to lawn edged by well-stocked flower and shrub beds and features a summer house/home office with electric and wifi with paved seating area, a paved side terrace and a generous rear aspect terrace, ideal for entertaining and al fresco dining, the whole enjoying fabulous views over the Weald beyond.

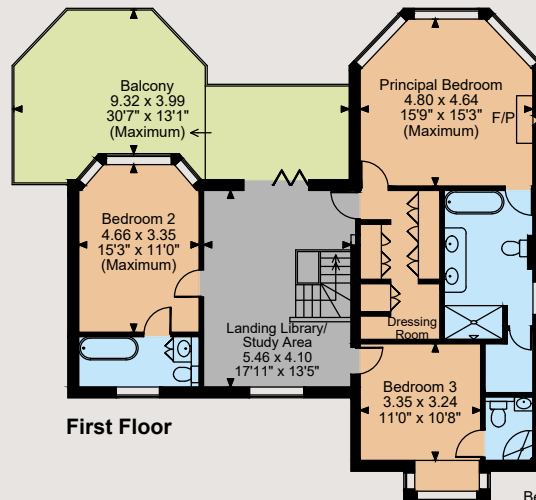
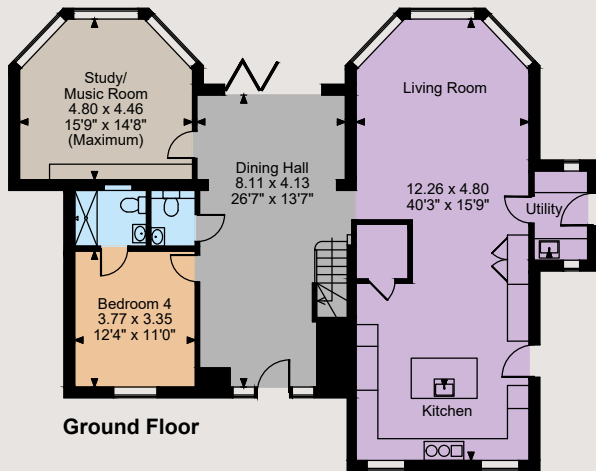
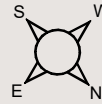
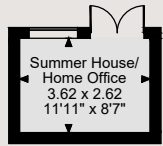
Location

The property sits along a quiet country lane on the eastern side of the popular village of Sutton Valence, which offers a good range of day-to-day amenities including local shopping, a Post Office/farm shop, health centre, several public houses and popular primary and private schooling. Headcorn village, Maidstone, Sevenoaks and Canterbury offer more extensive facilities including High Street and independent shopping, restaurants, cafés, public houses and recreational facilities.

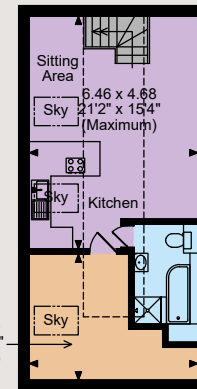
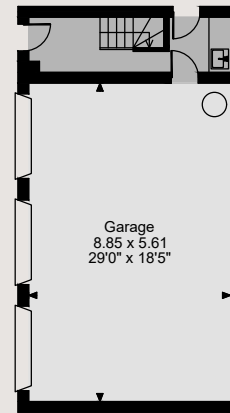




House internal area 2,514 sq ft (234sq m) Garage area 534sq ft (50sq m)
 Annexe internal area 560 sq ft (52 sq m)
 Summer House/Home internal area 102 sq ft (9 sq m)
 Balcony external area 336 sq ft (31 sq m)



Annexe



Annexe First Floor

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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The area has a good range of sporting facilities including golf at Leeds Castle, Rye and the world-famous links at Sandwich, county cricket at Canterbury and Maidstone and riding, walking and cycling in adjoining countryside.

Communications links are excellent: the nearby M20 provides easy access to the motorway network, London airports and Dover and Ashford International Station, which provides High Speed Rail Links to London St. Pancras in 37 minutes and regular Eurostar services to the continent, while Headcorn station offers frequent direct services to Ashford International in 10 minutes and to central London in around an hour.

General

Local Authority: Maidstone Borough Council
Services: Mains electric, water and drainage
Council Tax: Band 'G'
Tenure: Freehold
Guide Price: £1,500,000

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

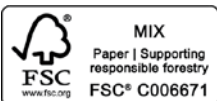
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