



Trafalgar Cottages,  
Chart Sutton ME17 3RB  
Asking Price £425,000

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A splendid 3 bedroom charming cottage in a sought after village location. Stunning living room, ground floor bathroom and well equipped kitchen/diner.

Along with cosy bedrooms, the property enjoys an elevated position with far reaching views of the surrounding countryside from the first floor. Private garden.

Ideal property location set in the village of Sutton Valence, which is within walking distance of Sutton Valence Schools, bus links to Tenterden and Maidstone.



**More Details:**

Beautiful lounge/diner with feature corner fireplace and working log burner, doors to side patio and garden.

Kitchen/Breakfast room – country style kitchen with oven and hob. Integrated fridge freezer and space for washing machine and fridge freezer.

Ground floor family bathroom with understairs cupboard, white suite comprising of WC, wash hand basin, and bath with shower over.

Bedroom 1 - Large double bedroom with ornamental fireplace.

Bedroom 2 – Single bedroom

Bedroom 3 – Single with storage cupboard and ornamental fireplace.

Large patio area to the side of the property accessed from the front door and lounge patio doors. Gardens to front and rear of the property.

One allocated off road parking space

Double Glazing

Gas Central Heating

Council Tax Band D

One allocated parking space


Shared septic tank for wastewater









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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## Location Map

