



Chart Road, Sutton Valence, Maidstone,  
ME17 3AW  
Asking Price £1,000,000

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Occupying a prestigious ridge-side position on the highly sought-after Chart Road in Sutton Valence, Sundowners is an outstanding five-bedroom detached bungalow offering beautifully presented and highly versatile accommodation, complemented by breathtaking panoramic views across the Weald of Kent.

Extensively renovated and modernised to an exceptional standard, this impressive home combines contemporary styling with generous proportions, creating a superb residence perfectly suited to modern family living.

Occupying a prime position opposite the historic village church, Sundowners is ideally located within easy walking distance of the renowned Kings Head pub, Sutton Valence School, and Sutton Valence Preparatory School. A nearby bus stop provides regular services to Maidstone and Tenterden, while Headcorn mainline station is approximately 4 miles away, offering frequent direct rail services to Central London in around one hour. Junction 8 of the M20 is also approximately 4 miles away, providing excellent road connections to London, the Kent coast, and wider motorway network. Sutton Valence is a highly sought-after village.



### A more detailed description:

The accommodation is thoughtfully arranged throughout, with all five bedrooms being spacious double rooms.

The flexible layout allows Bedroom Five to be utilised as an additional reception room, studio, or guest suite, depending on individual requirements. The impressive principal bedroom enjoys a stunning outlook across the surrounding countryside and benefits from a luxurious en-suite bathroom featuring a freestanding bath and separate walk-in shower.

At the heart of the home lies a magnificent contemporary kitchen, comprehensively fitted with a range of high-quality integrated appliances including a coffee machine, double oven, microwave, dishwasher, and fridge freezer. Expansive bi-fold doors open onto a substantial decked terrace, seamlessly connecting the indoor and outdoor living spaces and providing the perfect setting for entertaining while enjoying the spectacular views.

Further accommodation includes a spacious sitting room, dedicated home office, stylish family bathroom, practical boot room, and a generous utility room with side access.

The property has also been carefully designed with accessibility in mind. Internal doorways provide wheelchair-friendly access throughout, while the existing layout offers excellent potential for assisted living arrangements. The boot room, home office, and fifth bedroom/reception room could be readily adapted to create a self-contained assisted living suite, further enhancing the property's versatility.

Outside, the expansive decked terrace provides an outstanding vantage point from which to appreciate the far-reaching countryside views. An integral garage offers additional storage and practicality, while the property's tucked-away position ensures a high degree of privacy and tranquillity.

### Location

Sundowners enjoys a discreet setting just off Chart Road, one of Sutton Valence's most

desirable residential addresses. The historic village of Sutton Valence is situated on the Greensand Ridge approximately five miles south of the County Town of Maidstone and offers an excellent range of local amenities, together with the renowned Sutton Valence School. The A274 provides convenient access south towards Headcorn, with its mainline railway station offering services to London, and onwards to the picturesque town of Tenterden. Nearby Langley Park provides additional everyday amenities including a supermarket, while Junction 8 of the M20 motorway is within easy reach. The area is also home to the iconic Leeds Castle and an abundance of beautiful Kent countryside.

### Key Features:

- Exceptional five-bedroom detached bungalow
- Prestigious ridge-side position with panoramic Weald of Kent views
- Extensively renovated and modernised
- Five generous double bedrooms
- Luxurious principal suite with en-suite bathroom
- Contemporary kitchen with integrated appliances
- Bi-fold doors opening to a substantial decked terrace
- Spacious sitting room and dedicated home office
- Accessibility-friendly design with wheelchair-width doorways
- Potential for assisted living accommodation
- Integral garage
- Tucked-away private setting
- Highly desirable Sutton Valence location

### Disclaimer

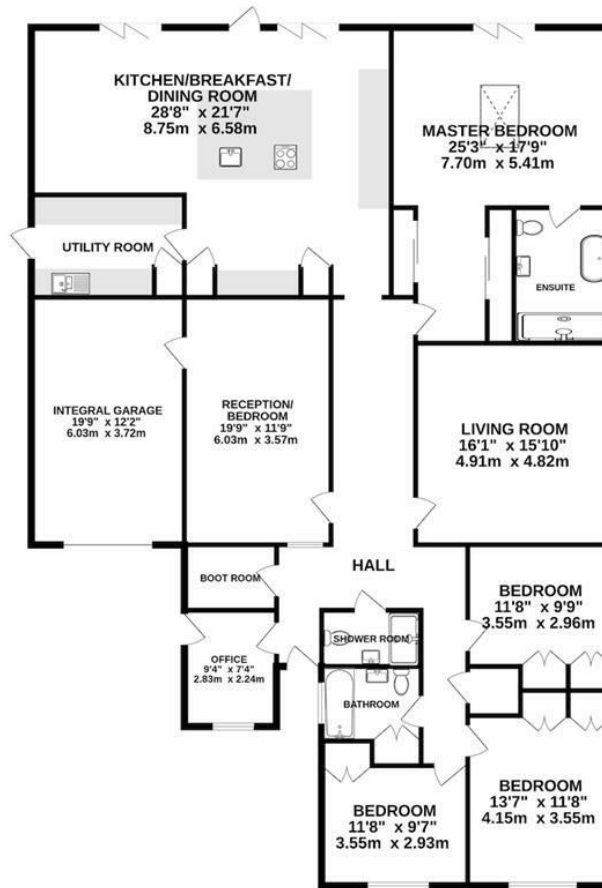
All dimensions are approximate and any floor plans are for guidance purposes only. References to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavour to make our sales particulars as accurate as possible, all interested parties must themselves verify their accuracy.







**GROUND FLOOR**  
2699 sq.ft. (250.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2699 sq.ft. (250.8 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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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Location Map

