



Chart Road,
Maidstone ME17 3RB
Asking Price £1,250,000

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A rare and unique investment opportunity to purchase 3 unique cottages and a large plot of land which has potential to develop on subject to planning permission.

The cottages consist of large lounges, kitchen, 3 bedrooms and family bathroom. They also benefit from plenty of space and beautifully kept and generously sized rear gardens as well as beautiful views of the countryside. They are currently all let out and are achieving an annual rent of £40,260.

To the rear there is a large plot of land which currently has a garage, pool house (which includes shower facilities) and swimming pool.

Situated in a sought after location in the heart of Sutton Valence village location, these cottages have always been a popular location to let. Perfectly placed within a close range of local amenities as well as the beautiful Leeds Castle. For commuters, you are within each access of Headcorn and Staplehurst train stations offering services to Cannon Street, London Bridge and Charing Cross within under an hour. You are also within a short drive away from the M20 and M25 motorways.



A more detailed description is as follows:

Cottage 1:

End of terrace cottage comprising of:

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.

Cottage 2:

Mid-terrace cottage comprising of:

Lounge with feature open fireplace

Kitchen/diner with stone tiled floor, built-in gas hob and electric oven and grill, fridge, freezer and washing machine.

Bathroom with white suite and shower over the bath.

3 bedrooms - master bedroom with feature fireplace.

Well maintained gardens to the front and rear of property, with paved patio area to rear with side driveway to access parking area.

Cottage 3:

Lounge/diner with feature fireplace. Patio doors to garden and feature corner window.

Kitchen/Breakfast room – country style kitchen with oven and hob. Space fridge/freezer and dishwasher.

Utility room with cupboards, butler sink, understairs storage, plumbing for washing machine and downstairs toilet.

Master bedroom with en-suite shower room. Double doors with Juliette railing overlooking the garden. Further double doors to the side leading out to balcony giving views of the neighbouring countryside.

Bedroom 2 – a double room with views to front and feature fire.

Bedroom 3 – a small double.

Bathroom - white suite comprising a p-shaped bath, shower over the bath, wc and wash basin.

Well maintained gardens to the front and rear of property.

Pool House

Consists of shower room, toilet and basin

Worktops and cupboard space perfect for storage

Changing area

External Rear:

Driveway for multiple cars

Large lawn area

Well maintained swimming pool with patio area

Additional Information:

Rare investment opportunity

3 unique cottages

Land to rear with potential to develop (subject to planning permission)

Driveway for multiple cars


Well maintained swimming pool and pool house

Beautiful views over countryside

Quiet and popular location





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

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Location Map

