



Chart Road,
Maidstone ME17 3RB
Asking Price £495,000

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A splendid 3 bedroom cottage in a sought after village location. The property enjoys an elevated position with far-reaching views of the surrounding countryside from the first floor. Allocated parking and lovely garden.

Sutton Valence is a sought-after village known for its stunning countryside views, historic charm, and excellent local amenities. The property is within easy reach of Maidstone for wider shopping and transport links. Highly regarded schools in the area include Sutton Valence School, a well-respected independent school, as well as excellent local primary and secondary schools.

With its quaint village setting, great schools, and easy access to major roads, Trafalgar Cottage is an ideal home for those looking to embrace a peaceful yet well-connected lifestyle.



A more detailed description is as follows:

Ground Floor:

Beautiful lounge/diner with feature fireplace and working work burner, patio doors to garden and feature corner window which provides lovely views.

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.

First Floor:

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.

Exterior:

Well maintained gardens to the front and rear of property.

Additional Information:

Double Glazing

Gas Central Heating

Council Tax Band D

One allocated parking spot

Shared septic tank for waste water

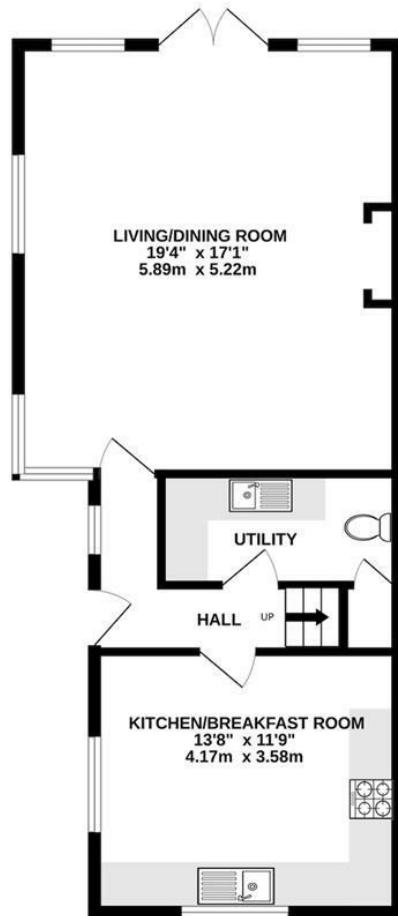




you look
Beautiful



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans, 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)	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

