



Pancake Barn Boyton Court Road, Sutton Valence, Maidstone, ME17 3BY  
£3,400



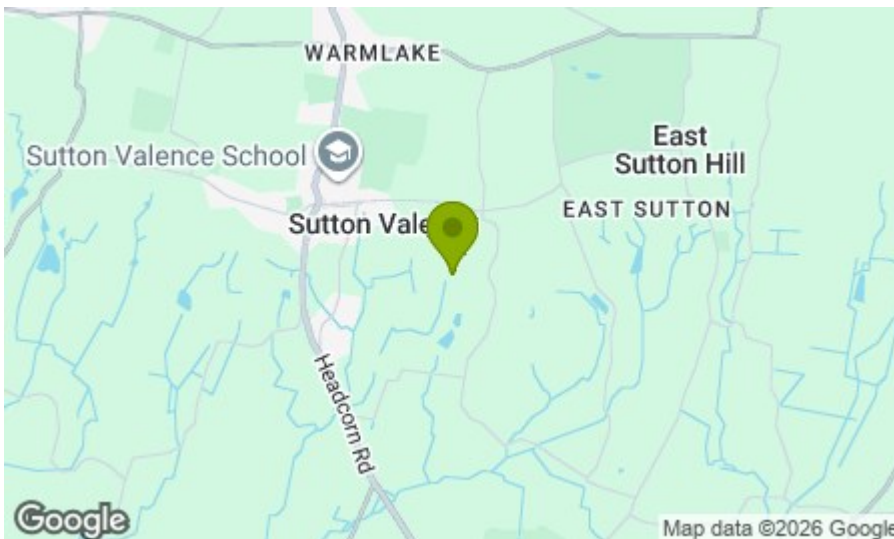
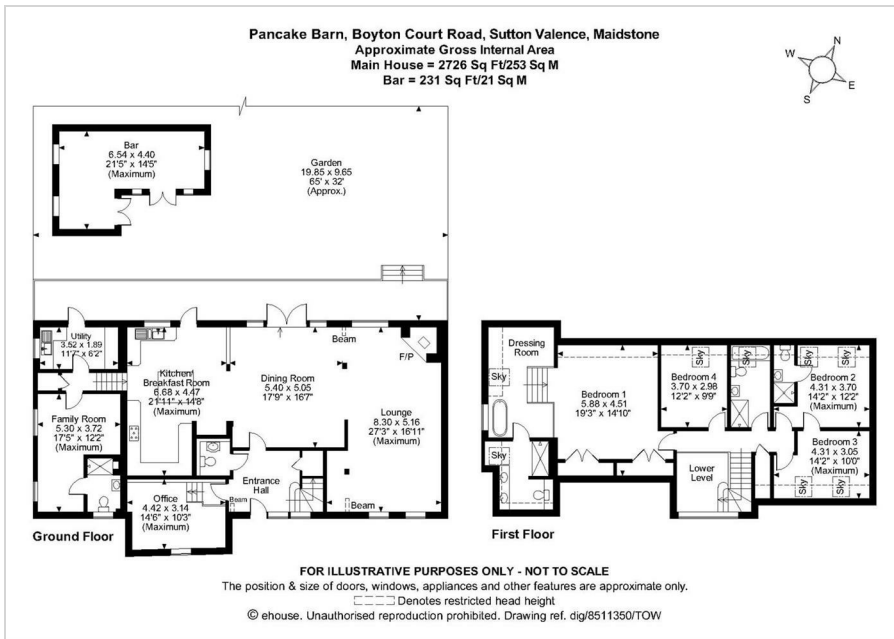
## STUNNING MODERNISED BARN CONVERSION IN AN ENVIABLE POSITION SURROUNDED BY COUNTRYSIDE AND FAR REACHING VIEWS OF THE WEALD

A rare opportunity to purchase a recently modernised luxury detached barn conversion. The home is located in the sought after village of Sutton Valence, surrounded by working apple orchards benefitting from elevated views over the Weald and several rambling routes through the open countryside. Sutton Valence village centre is only a short distance away with country pubs, useful shop and the popular Sutton Valence School. For the commuter, Headcorn Station is only 10 minute drive with excellent parking facilities and mainline services to London.

The stunning barn conversion provides light and airy accommodation and retains many characterful features whilst being equipped for modern-day living. Inside, there is a stunning galleried entrance, open plan living area with high specification kitchen, separate office, useful utility room and additional reception room/bedroom with ensuite facilities.

Upstairs, the fabulous main bedroom offers a dressing room and ensuite with a roll top bath positioned to benefit from the incredible views over the Weald. Bedroom two is also served with an ensuite, while bedroom three and four share the well appointed family bathroom. Outside, the garden is neatly enclosed with seating areas and log cabin.





## Viewing

Strictly by arrangement with the Agent's Coxheath Office:  
 1A Hamilton House, Heath Road, Maidstone, Kent, ME17 4DF  
 T: 01622 620260

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	79
(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	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Coxheath Office, 1A Hamilton House, Heath Road, Maidstone, Kent, ME17 4DF  
 T: 01622 620260  
 E: lettings@page-wells.co.uk  
 page-wells.co.uk