



Warm Lake Farmhouse ,
Sutton Valence Kent ME17 3LR

**Warmlake Farmhouse, Maidstone Road,
Sutton Valence, Maidstone, Kent ME17 3LR
Offers in excess of £995,000**

This handsome 4/6 bedroom detached period property offering just over 4,500 square feet of flexible family friendly accommodation, including a large double garage with separate Annexe potential (stpp), good size level garden and plentiful off-street parking, must be viewed to be fully appreciated.

This incredibly spacious unlisted house, with its superbly proportioned rooms and classic period features reflects the solid grandeur of the Victorian era to the front and the beauty of the Georgian era to the rear, giving period architecture enthusiasts the best of both worlds.

But never fear, this unique home, which has been extensively and sympathetically refurbished by the current owners, still offers all the modern conveniences and more required for comfortable living today.

Situated in a most convenient location on the outskirts of the picturesque village of Sutton Valence, just a short drive from the County town of Maidstone, this special home would make the ideal property for a busy modern family who need room to live and space to work, while still wanting to be close to good local amenities, schools and transport systems

- Handsome unlisted detached Georgian / Victorian period family home
- Versatile family friendly accommodation of circa 4,500 square feet
- 4 / 5 Reception rooms, 4 / 6 bedrooms, 3 bath / shower rooms and a cellar
- Double garage with annexe potential, subject to planning consent
- Level garden extending to approximately 0.35 of an acre (unmeasured)
- Two electric gated driveways providing off street parking
- Edge of village location. Maidstone town centre about 5 miles
- Wide choice of good local schools including Maidstone Grammars. NO CHAIN

SITUATION Warmlake Farmhouse is situated in a most convenient location on the edge of the pretty village of Sutton Valence, just a 5 mile drive from the County town of Maidstone, which offers a comprehensive range of day to day shopping, health and leisure facilities. There are a variety of good schools nearby in both the state and public sectors including the leading independent Sutton Valence School. The property also comes within the catchment for the Maidstone Grammars. For rail travel to London, the nearest mainline stations are at Headcorn, Staplehurst and Hollingbourne. Major road networks are also within easy reach with the M20 just a short distance away offering direct routes to London, the Channel Ports at Dover, the Channel Tunnel at Cheriton and Ashford International station which has the high speed rail link to London St Pancras.

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The accommodation comprises the following with approximate dimensions: The front door opens into a **GRAND ENTRANCE HALLWAY** which forms the centre of the house. A beautiful monochrome tiled floor and original staircase make a wonderful first impression.

SITTING ROOM 15'8 x 13'9. A lovely reception room with a working period fireplace. The large sash window to the front and french doors to the side bring in lots of natural light and give views over and access to the garden.

SNUG 15'9 x 13'10. You could imagine Sherlock Holmes and Dr Watson sitting in front of the working open fire in this characterful room. Currently a snug cum "Man Cave", this versatile space could be used in a number of different ways.

DINING ROOM 18'2 x 12'0. This wonderful room is the perfect entertaining space. With its beautiful beams, which originate from Chatham Dockyard, and its open fireplace, you can picture large gatherings around the table, especially at Christmas.

KITCHEN / BREAKFAST ROOM 18'3 x 15'9. The stunning kitchen, with its extensive storage, bespoke granite worktops, large island unit / breakfast bar and magnificent inglenook fireplace with wood burner, is truly the heart of this home. The fitted and well-designed shaker style base units, drawers, cupboards, glazed dresser unit and walk-in larder give this space a fresh modern country feel. The high-end appliances include an integrated dishwasher, warming drawer and recycling bins. Butler sink with mixer tap and Rangemaster oven. Open doorways connect this space to the utility room and conservatory.

UTILITY ROOM Fitted cupboards to match kitchen with granite worktops and splash backs. Space for American style fridge/freezer, washing machine and dryer. One and a half bowl ceramic sink with drainer. Combi boiler.

CONSERVATORY 13'1 x 11'8. Open to the kitchen and with access to the garden, this light, bright space is perfect for casual summer dining and relaxation, although a clever radiator bench does mean it is useable all year round. Two built-in wine coolers are perfect for those summer soirees!

RECEPTION ROOM / BEDROOM FIVE & SHOWER ROOM 10'10 x 10'9. This additional reception room, currently set up as a bar, could be utilised in a number of different ways and with the adjoining shower room, would make a perfect downstairs bedroom.

CELLAR 15'8 x 13'7. Stairs from the kitchen lead down to this handy space, perfect for additional white goods, Christmas decorations and all the other stuff we accumulate! The original coal chute from the front of the house is now used to deliver logs into this space where they are stored ready to fuel the four working fires in the house.

The **FIRST FLOOR LANDING**, which is on two levels, gives a real feeling of space and elegance.

BEDROOM 1 / DRESSING AREA / EN-SUITE 19'4 x 10'5. A good size, double aspect bedroom with modern en-suite shower room and walk-through dressing area with extensive fitted wardrobes

BEDROOM 2 15'9 x 14'3. Currently set up as a quirky crafting room, this beautiful space, with its original feature fireplace and built-in cupboard, would also make a perfect double bedroom. A door leads to the en-suite shower room to bedroom 1.

BEDROOM 3 13'11 x 13'8. With its generous dimensions, this room, currently set up as a cinema room, would serve equally well as an additional sitting room or bedroom.

BEDROOM 4 13'11 x 13'9. A spacious double bedroom with painted floorboards, original feature fireplace and good amounts of built-in storage.

Spacious **FAMILY BATHROOM** which cleverly marries old and new. Contemporary free-standing bath, walk-in shower, WC, heated towel rail and wash basin set on pine cupboard.

Stairs from the first-floor landing lead to a **GYM / SITTING ROOM** 41'6 x 14'11. This incredible space really has the "wow" factor. Currently set up as gym / sitting room, it could serve any number of different purposes and would be ideal as a teenage den, business meeting space or additional bedroom, to name but a few. A useful cloakroom serves this area and the office next door.

OFFICE 30'3 x 12'0. A perfect home office / business space with oodles of open and built-in storage space.

SERVICES Mains water, electricity, gas and drainage. NB: 22 solar panels owned by this property provide electricity and an annual return of approx. £500 to £600. Voltage optimiser in cellar. High speed internet. EPC Rating: D. Local Authority: Maidstone Borough Council. Tax Band G
LOCATION FINDER what3words: ///paints.fabric.purifier



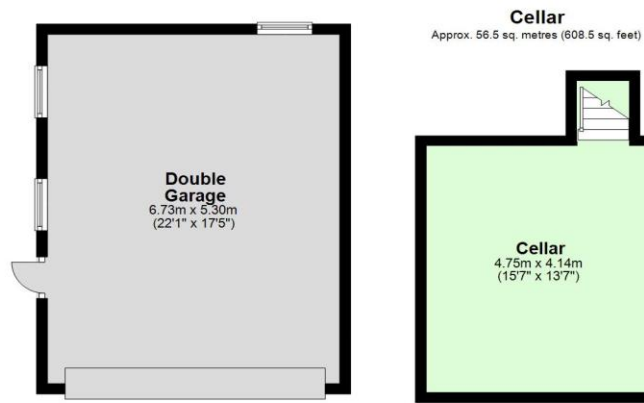
OUTSIDE: The property is approached over an existing access which leads to two electrically operated gated driveways, one to the front of the property and one to the side, both of which provide extensive off-street parking.

The main garden, which extends to circa 0.35 of an acre (unmeasured), wraps around the house on two sides and is laid mainly to lawn.

To the back of the house is what can only be described as an outside entertainment area, with covered hot tub, sauna and built-in BBQ area. Other features include a raised pond, suitable for Koi carp, a beautiful magnolia tree and a timber pergola walkway which is covered with the most magnificent wisteria. This leads you to the bottom of the garden where the large double garage, perfect for active families and car enthusiasts, is situated

NB: There may be potential to convert this building into additional living space, subject of course to the necessary permissions.





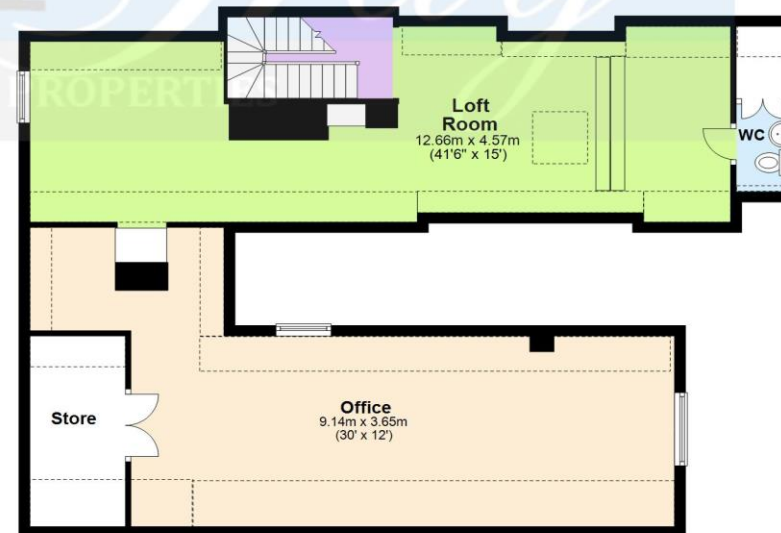
First Floor
Approx. 128.0 sq. metres (1377.9 sq. feet)



Ground Floor
Approx. 141.0 sq. metres (1517.4 sq. feet)



Second Floor
Approx. 100.1 sq. metres (1077.8 sq. feet)



Total area: approx. 425.6 sq. metres (4581.6 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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