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Village Houses



**BRAYE HOUSE
NORTH STREET
SUTTON VALENCE
KENT ME17 3HT**

£1,050,000 FREEHOLD



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OUTSTANDING EXAMPLE OF AN INDIVIDUALLY BUILT FAMILY RESIDENCE, SITUATED IN THE DESIRABLE VILLAGE OF SUTTON VALENCE

THE RECEPTION, DRAWING ROOM, DINING ROOM, BILLIARD ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GALLERY LANDING, MASTER BEDROOM WITH ENSUITE, 4 FURTHER BEDROOMS, FAMILY BATHROOM, TRIPLE HEATED GARAGE, LANDSCAPE GARDENS.

VIEWINGS

Strictly by appointment with the Agent as above.

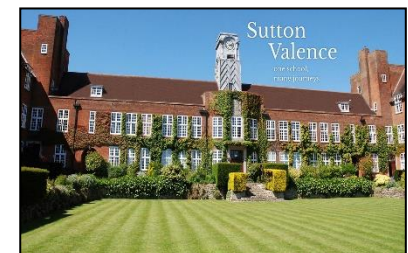
DIRECTIONS

The property will be found situated on the A274 which is 5 miles (8km) from Maidstone going towards Headcorn and Tenterden, the property also sits within walking distance of the famous Sutton Valence School. After proceeding up the hill the entrance to the property will be found on the left hand side with a tarmac drive a low brick wall with names of nearby properties and the entrance to Braye House is the one on the extreme right.

DESCRIPTION

AN ABSOLUTE MUST TO VIEW...Built in 1993 to an outstanding specification of quality and with internal inspection it is highly recommended to appreciate the well-planned living accommodation. This immaculately presented property with many features that include quality triple glazing throughout for security purposes. A lovely handmade hardwood quality kitchen, a recently refurbished ensuite bathroom and fabulous billiard room. The property enjoys a triple bay heated garage and separate side entrance to the rear of the property. Externally the landscaped gardens which are beautifully maintained and set out.

The property is set in the delightful historic village of Sutton Valence high above the Kentish Weald with a range of local amenities, including a post office, primary school, the famous Sutton Valence School, with local public houses and amenities. Headcorn is just six minutes away where there is a mainline station providing commuter services to London Charing Cross, Waterloo, Tunbridge Wells and Sevenoaks. There is also an abundance of local independent shops including an array of eateries.



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The accommodation with approximate comprises:-

Steps leading up to a covered porch area with external lighting and quality hardwood front door opening into a shaped spacious Reception Hall. This area has composite oak flooring, a double radiator, range of fitted cupboards, including cloak, implement and storage. There is a door off to the cloakroom comprising a corner handbasin and vanity unit, WC unit, a radiator, tile splashbacks and mirror light.

DRAWING ROOM

26'.6" x 17'.7" This good-sized room has triple aspect windows to front side and casement doors opening through to the conservatory. Three panelled radiators with fitted carpeting and an attractive fitted chandelier with matching wall lights. There is also a featured brick fireplace with a wood burning stove, with hardwood mantel shelve over, which then leads through to the conservatory.

CONSERVATORY

This is of quality construction with dimensions of 18'.9" x 12'.8" with insulated flat roof. Double glazed opening windows and doors with tiled flooring and wall lighting which opens onto a paved terraced area

DINING ROOM

17'.8" x 12' x.8" Approached from hallway by double glazed doors with oak composite flooring, and doors opening into the kitchen. Matching chandelier and wall lights with a featured picture light. Sliding patio doors lead on to a terraced area.

BILLIARD ROOM

18'.9" x 14' Double aspect windows to front and rear, fitted carpeting, radiator with feature upper single shelving to all four walls. The billiard table/ dining room table could be possibly be purchased independently if required.

KITCHEN

16'.10" x 12'.9" With double aspect windows. A feature of this kitchen is the quality handmade hardwood range of base and eye level units with inset stainless one and a half sink unit mono block tap. Integrated dishwasher recess for American style fridge-freezer. Under lighters, quality cushion flooring, panelled radiators with fitted spotlights, intrigued Siemens gas hob with electric matching Siemens oven and extractor hood.

UTILITY ROOM

9'.5" x 6' with door to side fitted out with similar units as in the kitchen with worktop with single stainless-steel sink unit. Space for washing machine and tumble drier, there is a wall mounted gas fired boiler serving domestic hot water and central heating, radiator.

STAIRCASE

Leading to galleried landing with double aspect windows to the front and rear. Airing cupboard with lagged hot water cylinder with emersion and panelled radiator with access to loft area.

MASTER BEDROOM

17'.7" x 15'.7" The window to the rear of the bedroom opens onto a balcony. Fitted carpeting, good quality range of fitted wardrobes with matching bedside units. Door to ensuite.

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ENSUITE

10'11" X 6'.7" Window to the side. Recently refitted with a shower cubicle with power shower and a jacuzzi bath. Twin matching handwash basin set in oval vanity units with mirror and matching twin lights over, tiled splashbacks and heated towel rowel.

BEDROOM 2

12'.3" x 12' With window to side, a panelled radiator and fitted carpet, range of fitted wardrobe cupboards and useful eves storage area.

BEDROOM 3

13'.11" x 11'.1" Window to rear. Fitted carpeting and a range of fitted wardrobes cupboards.

BEDROOM 4

11' x 10'.9" With window to side. Fitted carpet throughout, with fitted wardrobes.

BEDROOM 5

13' x 8'3" With window to front. Panelled radiator, fitted carpeting with a single wardrobe cupboard, with extended cupboards over bedhead.

FAMILY BATHROOM

11'6" x 9'.8" With window to rear. Shower cubicle, handwash basin, bidet, WC and tiled flooring.

OUTSIDE

The property shares a select entrance serving other properties in the select vicinity, sweeping around to the front of Braye house with ample parking for several cars. The front garden is landscaped beautifully and has been very well maintained, laid to lawn and established herbaceous borders, with examples of blue fern, magnolia, holly and wisteria. There is outside lighting with a useful garden shed to the side and an outside WC. There is side access and service area leading through to the rear gardens which have been wonderfully landscaped, with a substantial paved terrace. The rear garden is well established with pergolas, there are steps over a rockery to a area of lawn. Well maintained vegetable garden and a further area where there is a gazebo, well constructed with cedar roof tiles, with a nearby lovely water feature. There is a scheduled washing line area.

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FLOORPLANS



Total area: approx. 272.6 sq. metres (2934.6 sq. feet)

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

COUNCIL TAX

Maidstone Borough Council Tax Band

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.