



**2 Sun Cottage Tumblers Hill, Sutton Valence, Sutton Valence, Kent, ME17 3AD**  
**Price £325,000**

AN EXTREMELY ATTRACTIVE GARDE II LISTED CHARACTER COTTAGE SITUATED IN THE HEART OF SUTTON VALENCE VILLAGE WITH A LOVLEY REAR GARDEN OFFERING VIEWS TO THE SOUTH OVER THE WEALD

This lovely 2 bedroom cottage has been well maintained by the current owners and offers a wealth of character features including exposed beams and a super Inglenook fireplace. On offer is a good sized living room and kitchen/diner on the ground floor. On the first floor is the main bedroom and bathroom. On the second floor there is a further double bedroom. Outside there is a fabulous garden on several different levels and offering stunning views to the South over the Weald of Kent.

The village has excellent local amenities including a primary school, the renowned Independent School, post office and a variety of inns. There are wider village amenities available in Headcorn where there is a mainline London station providing fast travel to London Charing Cross.

This property would be ideal for a couple who are looking for a village life with the added benefit of being able to easily commute to London.

Viewing of this fantastic property is highly recommended so call Page and Wells on 01622 746273 and get booked into view.



## On the Ground Floor

### Living Room 17'6 x 13'9 (5.33m x 4.19m)

Windows to front and door to front, stunning Inglenook fireplace with attractive surround and woodburning stove, TV and phone point, radiator, staircase to first floor, understairs storage area, exposed beams

### Kitchen/Diner 17'3 x 7'3 (5.26m x 2.21m)

A range of fitted kitchen units with worksurfaces, inset butler style sink with drainer, space for cooker and fridge, space and plumbing for washing machine, windows to rear and door to rear, exposed beams

## On the First Floor

### Landing

Staircase to second floor, wall mounted boiler, window to side

### Bedroom 1 17'6 x 12 (5.33m x 3.66m)

Window to front, exposed beams, radiator, TV and phone point, built in wardrobes

### Bathroom 10'3 x 4'9 (3.12m x 1.45m)

Comprising panelled bath with mixer taps and shower attachment, WC, wash hand basin, tiled walls and flooring, radiator, window to front

## On the Second Floor

### Bedroom 2 17 x 8'6 (5.18m x 2.59m)

Window to front, radiator, storage cupboard and eves storage, exposed beams

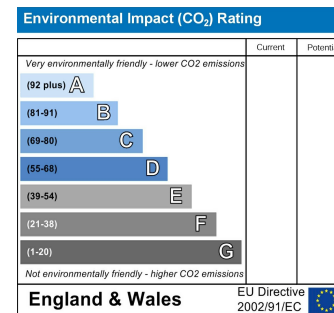
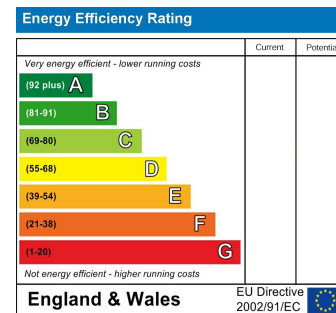
### Externally

To the side of the property there is a walkway serving both cottages

There is a beautiful garden to the rear which is on several tiers. Immediately to the rear there is a patio area and there are steps going to the top of the garden which affords the most stunning views over the surrounding countryside to the South over the Weald of Kent. There is a shed and greenhouse to remain and to the end of the garden there is an access gate onto fields to the back

### Viewing

Contact the Loose Office 01622 746273



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