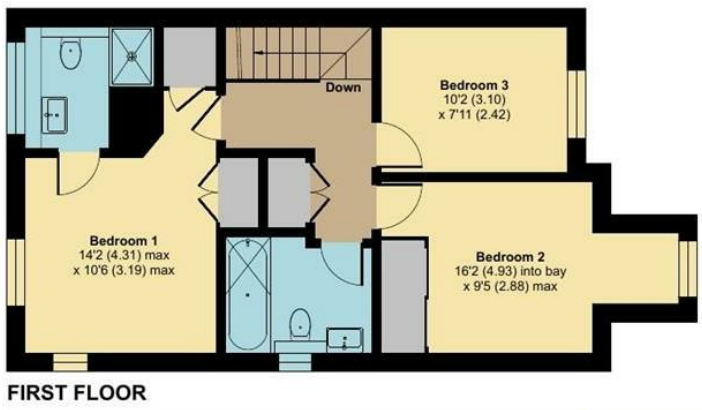


2 Mulberry Cottages Chartway Street, Sutton Valence, ME17 3JA

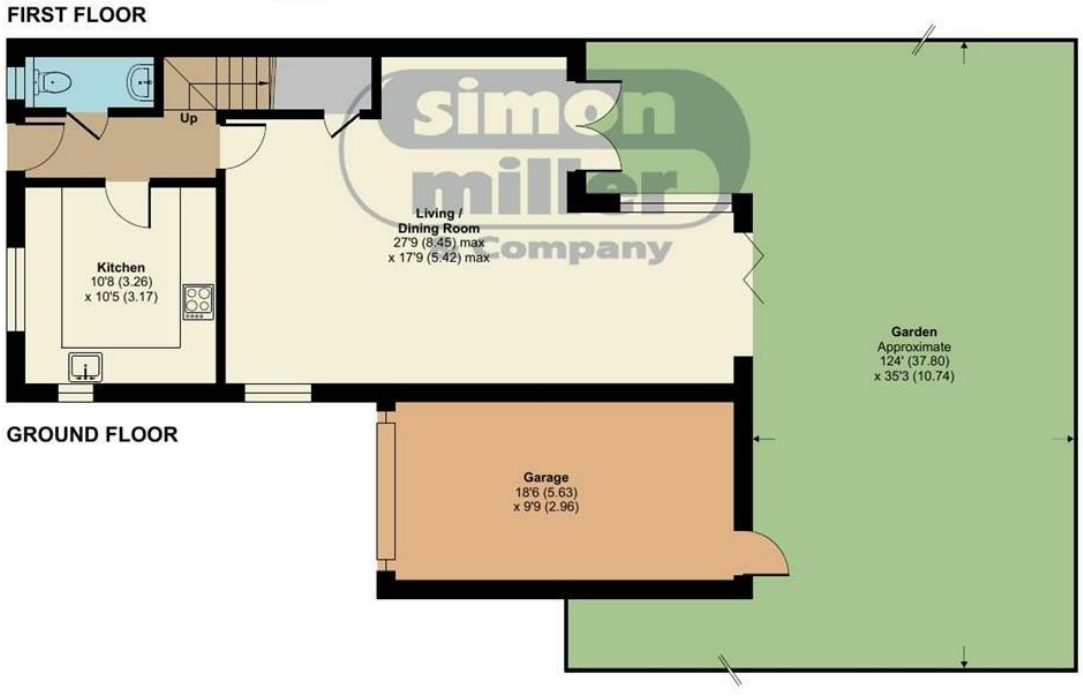
Asking Price £550,000
EPC RATING: B

Mulberry Cottages, Chartway Street, Sutton Valence, Maidstone, ME17

Approximate Area = 1166 sq ft / 108.3 sq m
Garage= 179 sq ft / 16.6 sq m
Total = 1345 sq ft / 124.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1410168









Located in this sought after road, this modern semi detached property was built from reclaimed bricks, offering a charm and character rarely found in modern homes and forms part of an exclusive development of homes. Presented in exceptional condition throughout, the property has been maintained and updated by the current Vendors and benefits from beautiful landscaped 120' gardens, with garage beside offering utility space and parking for two cars in front. The generous living/dining room offers both bi-fold doors and patio doors to the garden, with a luxurious kitchen and downstairs cloakroom, whilst upstairs, there are three good sized bedrooms, a three piece family bathroom and en-suite shower room to the main bedroom.

Outside, the attached single garage is approached by a block paved driveway and has an up and over door to the front and a personal door to the rear leading to the landscaped rear gardens. Here, a paved terrace, with timber shed beside leads onto the beautiful, mature garden including flower and shrub beds, raised planters, with a brick pathway leading to the rear, with varied seating areas along the way leading to the screen of trees to the rear with fields beyond.

MATERIAL INFORMATION

Freehold
Council Tax Band **E**
EPC Report **B**





• Beautifully Presented Home • Exclusive Modern Development • Three Generous Bedrooms • En-Suite and Family Bathroom • Deceptive Living Accommodation • Large Landscaped Gardens Basking onto Fields • Garage and Own Driveway • Sought After Village Location

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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