





# Warmlake Cottages, Warmlake Road, Sutton Valence, Maidstone

Guide Price £1,100,000 Freehold

5 bedroom detached house for sale

## Description

This Brand New Individually Designed Five Bedroom Detached House has the absolute WOW Factor both inside & out, the property is perfectly situated in Sutton Valence and would suit a large family who need plenty of space and a home which they can move straight into. The property is for sale with NO CHAIN and has a wonderful bespoke finish on the inside, this includes zoned under floor heating, a heat source pump, triple glazing to the rear and an oak staircase. This location is great as you are close the three excellent local schools, including pre-school, prep school and boarding school, the village also has an excellent golf course, St Mary's Church and an adventure golf course for a family day out, there are three pubs nearby too, which serve local ales and good food, this includes The Kings Head, The Queens Head & The Plough. As soon as you pull up outside this stunning home, you are sure to be impressed, there is a gravel driveway leading to the property, providing parking for 3 cars and a large garage with an electric roller door, so you can pop to the shops and then use your fob for access, there are also large wrought iron gates and space for another vehicle inside on the porcelain tiled driveway, The property is nice and private and is surrounded by it's own gardens and a fenced/walled boundary, there are also plenty of plants, shrubs and trees making for a pleasant green outlook from all windows and plenty of privacy. The property has been designed with the highest standards in mind, as the outside is covered with weather board, so you can just wipe them clean with no re-painting needed and the inside has been given the



same loving care and attention to detail. Once inside the property, you will feel instantly at home, there is a large entrance hallway with a solid oak floor with the main bay fronted living room leading off here, there is a feature log burner in this room, ideal for a cosy night in. When you go through into the kitchen/breakfast room, you will definitely be amazed at what you see, the light & dark coloured shaker units are accompanied by beautiful granite and quartz worksurfaces and an oak centre island with plenty of space for sitting down in comfort, there is a full range of integrated appliances, with fridge/freezer, dishwasher and a 5 ring induction hob and oven, you will find space for the washing machine and tumble dryer in the secret hidden utility room. There is also a study, perfect if you need to work from home and a ground floor cloakroom. On the first floor, this fantastic family home boasts four double bedrooms, and a luxury family bathroom room and there is an amazing ensuite to bedroom 2, the landing is massive and full of natural light. The top floor provides a huge master bedroom, this room has a walk in dressing area and it's very own luxury Ensuite Wetroom. Outside this fabulous home just keeps on giving, the gardens wrap round the property, there is a good sized tiled patio perfect for sitting in the warm Kentish Sun and a large lawned area with a great range of colourful plants, shrubs and trees. VIEWING OF THIS FANTASTIC PROPERTY IS HIGHLY RECOMMENDED

Council Tax Band: E

Tenure: Freehold

Parking options: Driveway, EV Charging, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

## **Tenure**

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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