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GRAHAM
JOHN
MAKE LIFE SPECIAL

Intriguingly unique

amidst a beautiful village

Village life & lovely walks

This fascinatingly unique cottage challenges convention in some ways and provides a wonderful home in doing so.

This is a home that cries out to the romantic within you, says, 'let's get together and tweak the nose of conformity and have fun doing it!'

It is a detached cottage for those who love the unique, the idiosyncratic, for dreamers and thinkers, for artists and savants and most of all it's a place for those who want a home to be very and personally special.

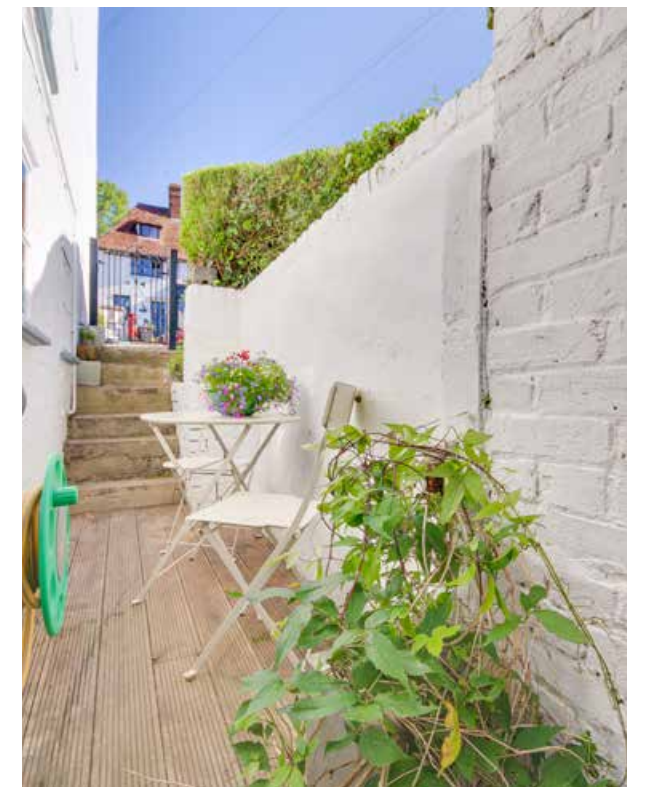
It is in fact a family home, you'll see that as you walk around it, one that is set within a beautiful village, that of Sutton Valence and the age of that name is easy to believe as you look at the charming buildings that tell you, people have enjoyed this view across the Weald of Kent for many centuries. Known by many for Sutton Valence School this is a village surrounded by glorious Kentish countryside and footpaths will introduce you to some of it. Take a stroll past orchards of fruit, you may catch sight of blueberries ripening on a farm and wildlife will be close by.

The cottage enjoys a lovely view across the Weald from the first floor rear bedroom, that captivating vista awaits the lucky occupant and to the side the pretty church forms a backdrop to a quaint scene of timbered cottages wending their way up and along the lane.

As you walk into this cottage the living and dining rooms greet you, wooden floors beckon with glowing aged appeal and a fireplace sits awaiting the cycle of seasons to once more burst back into heart and toe warming life.



A pretty village



Cosy spaces

The Details

Detached cottage

Living room

Dining room

Fireplace

Kitchen

Aga

2 first floor bedrooms

Attic bedroom

Explore downstairs and the beamed kitchen, home to that Aga, awaits. Windows seem to keep appearing as you explore the nooks and crannies of this space, there is a charm here and a quirkiness that is in keeping with all four floors of this home. Step out of the door and a passageway weaves around the house. Bistro tables are the order of the day, perfect sentinels by which to perch with a good friend be they of two legged or many paged variety.

In truth, this is a home that needs to be experienced, for only then will you appreciate the magic and the charm. Two bedrooms on the first floor are so individual, the bathroom nestled between. The attic room has headroom that is a challenge for the longshanks amongst us, except at the apex and yet forms a beautiful bedroom that is unlike any other and is all the more endearing for it



Cottage charm



This home is available for viewing by appointment through Graham John Estate Agents.

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Email: property@grahamjohn.com

www.grahamjohn.com



Lots of light from those lovely windows



Have fun dressing this home



Character is the norm here



A book lovers delight



Home is a feeling

*Hot summer days in the village
to cooler evenings by the fire,
there's year round appeal.*

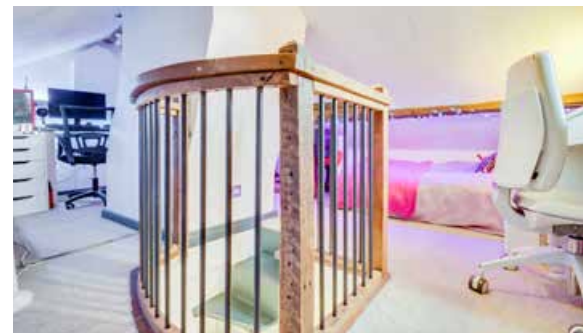
There is charm to this home. At each step something stands out and grabs your attention, the view from a window, width of a floorboard, a nook or cranny, never completely conventional it is a cottage that will intrigue.



Lovely views from this room

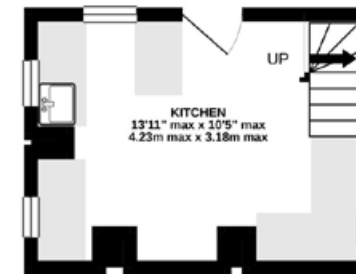


A quirky space

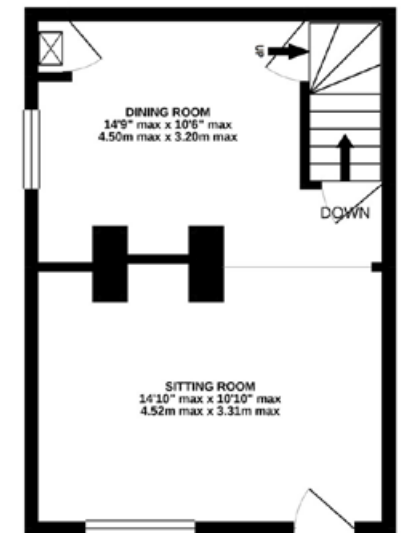


The main bedroom

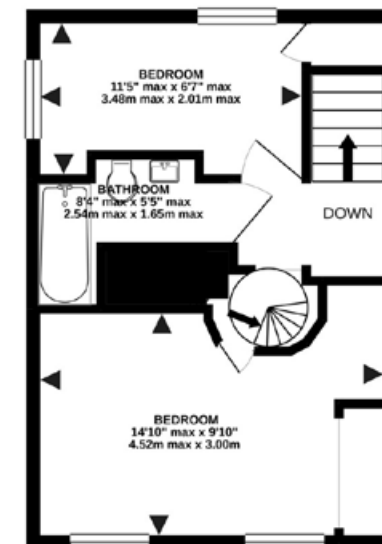
BASEMENT
141 sq.ft. (13.1 sq.m.) approx.



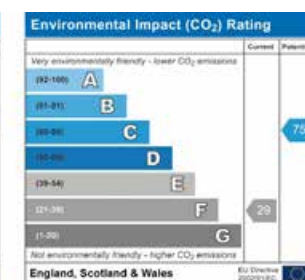
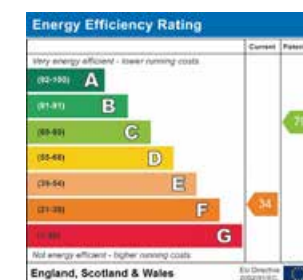
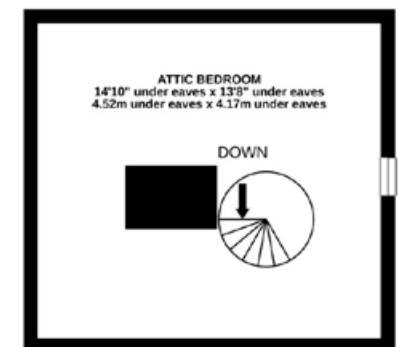
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



ATTIC
193 sq.ft. (17.9 sq.m.) approx.



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Villages, hamlets, countryside and towns. There is so much to explore from this well known spot.

Sutton Valence has a pretty heart to it, charming cottages, winding streets and trails spreading out across the countryside.

The views are stunning from various vantage points and you'd be forgiven for imagining you were somewhere other than Kent. This is a spot that highlights why Kent is so popular and that it has a beauty to rival anywhere. ■

Places to relax, somewhere for a moment to sit and contemplate.