



**Barchams Maidstone Road  
Sutton Valence, Kent ME17 3LW**

# Barchams Maidstone Road, Sutton Valence, Kent ME17 3LW

£700,000

A substantial and thoughtfully designed four / five-bedroom single-storey family home, architect-designed by Michael Kilgour & Associates. Ideally positioned in the heart of the highly sought-after village of Sutton Valence, the property combines generous proportions, excellent accessibility, and future-proofed features within a private, wooded setting.

## Description

Barchams is a substantial and thoughtfully designed four / five-bedroom single-storey family home, architect-designed by Michael Kilgour & Associates to detailed client requirements. Ideally positioned in the heart of the highly sought-after village of Sutton Valence, the property combines generous proportions, excellent accessibility, and future-proofed features within a private, wooded setting.

The well-planned accommodation is arranged around a wide and welcoming entrance hallway with space for freestanding storage. The heart of the home is the open-plan kitchen/breakfast room, which flows into a formal dining area and is complemented by a naturally ventilated larder. A large utility room provides space for two laundry appliances, a Belfast sink and dual work surfaces, offering excellent day-to-day practicality.

The sitting room features a Baxi Burnall fireplace, creating a focal point for the space, with patio doors opening onto the garden, sun porch and attached greenhouse. The sun porch and greenhouse offer excellent potential for conversion into a conservatory, subject to the necessary consents.

There are four well-proportioned bedrooms, including a principal bedroom with en suite bathroom featuring both a bath and separate shower. The family bathroom and separate WC serve the remaining bedrooms. The current layout also offers flexibility to reconfigure internal walls, allowing for the creation of a larger principal suite or an additional fifth bedroom and en suite if desired, subject to requirements.

The home has been specifically designed with accessibility in mind, featuring wide doorways suitable for wheelchair use and waist-height power sockets, making it ideal for multi-generational living or those with mobility considerations. Heating is gas-fired and predominantly via underfloor heating.

Externally, the property sits within a large, mature garden that wraps around the house, enjoying a wooded character, wildflower areas and a high degree of privacy. Additional features include an external WC and two log stores. The south-facing roof offers significant potential for solar energy; a February 2025 quotation for an 8.8kW solar array with 10.36kWh battery storage was approximately £11,620, with costs expected to remain stable or reduce.

The substantial garage measures approximately 6.0m x 6.6m externally and benefits from a powered remote-controlled door and full electrical services. This versatile space could be used as a workshop, home office or potential annexe (subject to permissions). On either side of the garage are generous parking areas, each capable of accommodating two vans, formed of consolidated aggregate designed to naturally vegetate while remaining level.

Above the property is a large, unobstructed loft measuring approximately 4.0m x 9.6m, offering excellent scope for conversion into additional accommodation. There are several potential stair locations and scope to introduce north-facing windows or skylights, subject to planning consent.

Further potential exists to add a garden room or similar structure to the east side of the house. The property also benefits from scheduled 1600 Mbps broadband connectivity in 2026, ensuring excellent future-proofed digital infrastructure.

## Location

Barchams is located in the village of Sutton Valence, which offers a post office, primary and independent schools, several shops and three public houses. Additional shopping and amenities are available in Headcorn (3 miles), Maidstone (7 miles), Tenterden (13 miles) and Tunbridge Wells (20 miles). The property is within a short walk of the new Co-op shop and post office at Haven Farm, a proposed GP practice, the recreation ground, village hall and extensive walks along the Greensand Way.

Mainline rail services from Headcorn and Staplehurst provide direct links to London Charing Cross and Cannon Street in approximately 60 minutes, and to Ashford International and East Kent. Maidstone East offers services to London Victoria (around 69 minutes), while Maidstone West provides access to London St Pancras (approximately 67 minutes). High-speed services from Ashford International reach London St Pancras in around 37 minutes.

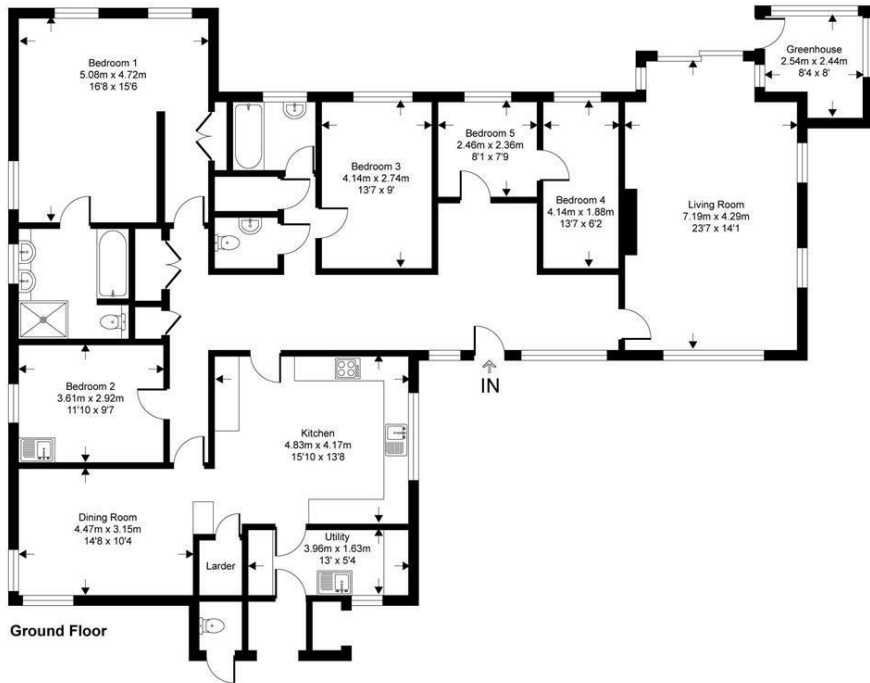
The area is highly regarded for schooling, including Sutton Valence Preparatory and Senior School and Sutton Valence Primary School (Ofsted rated Good), all within walking distance. Further options include Cornwallis Academy and a range of grammar and other schools in Maidstone, Ashford, Tonbridge and Tunbridge Wells.

The M20 (Junction 8) provides convenient access to the wider motorway network, London, Gatwick and Heathrow airports, and the Channel Tunnel.

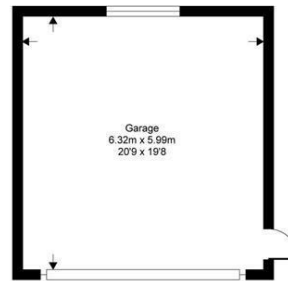


## Barchams, Maidstone Road

Approximate Gross Internal Area = 234.9 sq m / 2529 sq ft  
 Approximate Garage Internal Area = 37.7 sq m / 406 sq ft  
 Approximate Greenhouse Internal Area = 5.4 sq m / 59 sq ft  
 Approximate Total Internal Area = 278 sq m / 29994 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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