

btf

Land & Property Experts



**SUTTON COTTAGE
HENIKER LANE · EAST SUTTON · KENT ME17 3EB**

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<i>Sutton Valence</i>	-	<i>1.5 miles</i>
<i>Headcorn</i>	-	<i>3 miles</i>
<i>Staplehurst</i>	-	<i>5 miles</i>
<i>Maidstone</i>	-	<i>8 miles</i>
<i>Ashford</i>	-	<i>20 miles</i>

A 5 bedroom characterful cottage with detached 3 bedroom annexe, set within beautifully landscaped gardens and grounds allowing accessible living with the benefit of privacy.

- 5 bedroom cottage with a 3 bedroom recently refurbished annexe & extensive mature gardens and grounds
- Agricultural grazing land benefitting from separate access
- Swimming Pool & Outbuildings with potential
- Easy access to mainline stations
- In all approximately 7.09 acres

**FOR SALE BY PRIVATE TREATY
GUIDE PRICE : £1,750,000**

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
01233 740077 / alex.cornwallis@btfpartnership.co.uk

LOCATION

Sutton Cottage is situated 1 mile to the south of East Sutton which is a tranquil rural parish located approximately 8 miles southeast of Maidstone and is characterised by its agricultural heritage and scenic countryside. Maidstone is able to provide a comprehensive range of leisure facilities and amenities. The national motorway network is accessible from Junction 8 of the M20 at Leeds Castle with links to the railway network available at Headcorn, only 3 miles away.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the centre of Sutton Valence by the Kings Head Public House, continue on the Headcorn Road south for 0.8 miles, take the second left hand turning onto Heniker Lane. Continue on Heniker Lane for a mile and Sutton Cottage will be on your right hand side.

WHAT 3 WORDS

///awestruck.hopping.ferrying



GENERAL DESCRIPTION

Sutton Cottage comprises a variety of component parts which creates an attractive rural property with far reaching views across the Wealden countryside. There are significant opportunities for additional income streams either from residential lettings with the annexe, or conversion of the outbuildings for either storage or holiday let purposes, subject to the necessary planning consents. The main component parts of the property are a 5 bedroom farmhouse, 3 bedroom annexe, multiple outbuildings with grazing land surrounding providing complete privacy.



SUTTON COTTAGE

A detached 5 bedroom cottage of solid brick construction under a pitched clay tile roof and tile hung to the upper elevations. The internal accommodation of the cottage is in good order throughout although in the longer term, would benefit from some modernisation, and comprises the following: -

Front Door opens to **Entrance Porch**, with doors to **Family Room** with doors to **Rear Garden** and **Utility Room** with further doors to Rear Garden. A further door from the Porch leads to **Sitting Room** with doors to **Rear Porch** with doors to Rear Garden, **Storage Cupboard** and **Family Bathroom** with bath, w/c, bidet and wash hand basin. Further doors from the Sitting Room lead to Rear Garden, **Kitchen** and **Dining Room**, both having access to the Garden.

Stairs from the rear of the Sitting Room lead up to the **First Floor Landing** with doors to **Master Bedroom** (double) with **Dressing Room**, **Ensuite** with shower, wash hand basin, bidet and w/c. Further doors lead to **Bedroom 2** (double), **Bedroom 3** (double) with wash hand basin and fitted storage cupboards, **Bedroom 4** (double) with fitted storage cupboards, **Bedroom 5** (double) with fitted storage cupboards and **Family Bathroom** with bath, shower, w/c, wash hand basin and bidet.

Outside the grounds are predominantly laid to lawn with surrounding mature trees, apple orchard, shrubs and borders creating a rural yet versatile residential curtilage. There is also a **Swimming Pool** with surrounding **Patio Area** along with parking for several vehicles.

Detailed Floor Plans can be found further in the brochure.







THE ANNEXE

The Annexe is a self-contained 3 bedroom property benefitting from a separate access off the main drive. Originally built for the Vendor's family, this modern versatile living accommodation provides opportunities for additional income streams with holiday lets or straight rental.

The accommodation comprises the following: -

Front door to **Porch** with door to **Kitchen/Dining Room** leading to **Sitting Room** with log burner and doors to **Rear Garden**. Further doors lead to **Bedroom 1** (double), **Ensuite** with shower, wash hand basin, bidet and w/c and **Dressing Room**.

Stairs lead up to **First Floor Landing** with doors to **Bedroom 2** (double), **Bedroom 3** (double) and **Study**. Further doors lead to **Family Bathroom** with shower, w/c and wash hand basin, and storage cupboard, also accessed from Bedroom 2.

Please see opposite for Floor Plans and gross internal area of both the Cottage and Annexe.



COTTAGE, ANNEXE & OUTBUILDINGS FLOOR PLANS

Sutton Cottage

House - Gross Internal Area : 249.7 sq.m (2687 sq.ft.)

Annexe - Gross Internal Area : 178.8 sq.m (1924 sq.ft.)

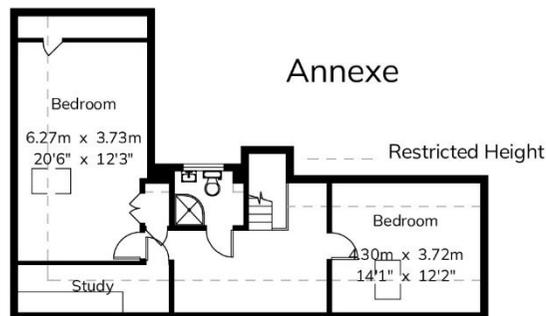
Garages & Outbuildings - Gross Internal Area : 234.8 sq.m (2527 sq.ft.)

Total - Gross Internal Area : 663.3 sq.m (7138 sq.ft.)

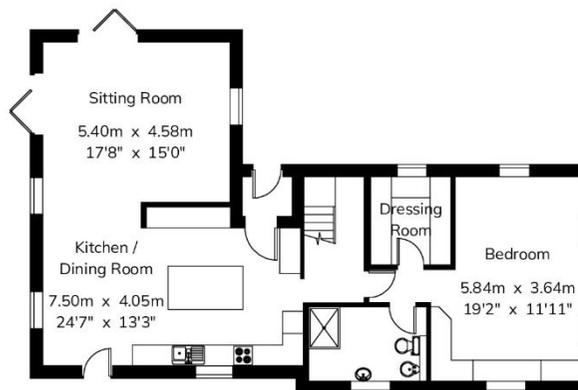


For Identification Purposes Only.

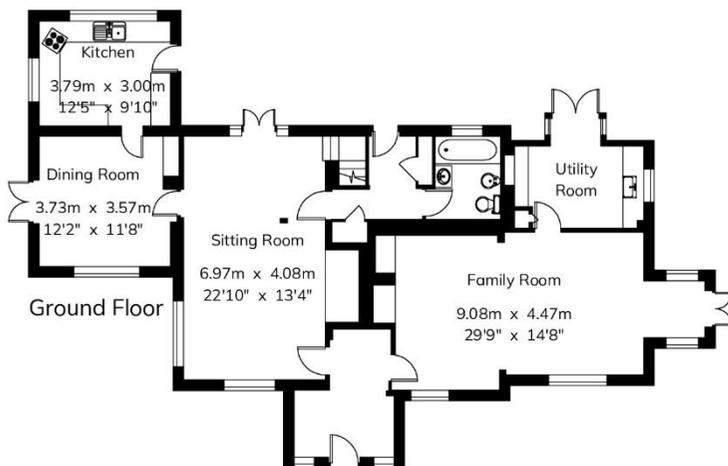
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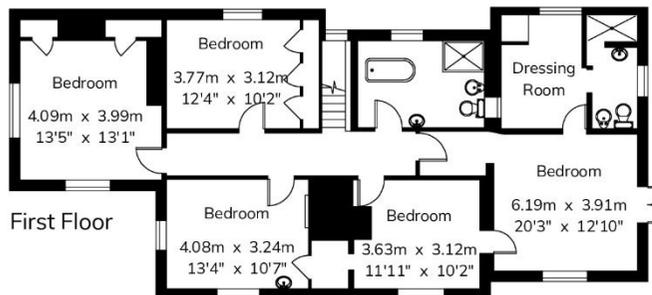
First Floor



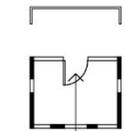
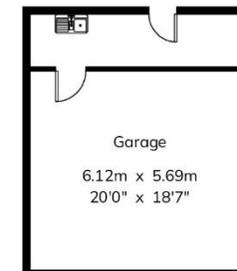
Ground Floor



Ground Floor



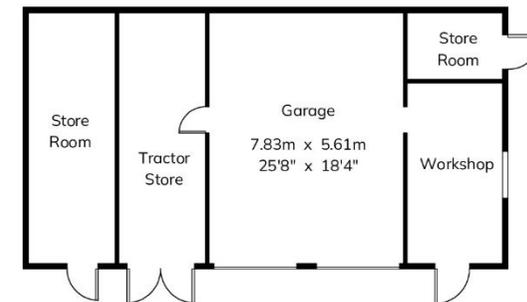
First Floor



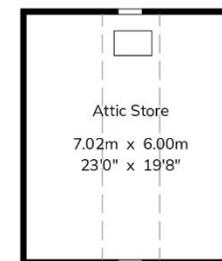
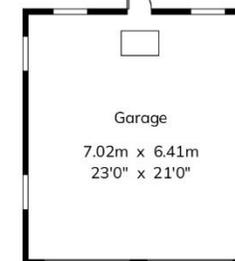
Boat House

2.42m x 1.83m

7'11" x 6'0"



Restricted Height



7.02m x 6.00m

23'0" x 19'8"





OUTBUILDINGS

There are a range of ancillary outbuildings across the property which include Multiple Garages and Stores all developed by the Vendor and their family. These include the following: -

- **Cottage Garage** – Detached double garage with attic store above
- **Ancillary Store & Garaging** – Detached buildings with double garage, tractor store, workshop and store rooms (shown below)
- **Annexe Garage** – Detached garage with adjacent utility room
- **Boat House** – Detached boat house overlooking the Wealden pond, fully stocked with fish

Please see the Floor Plans overleaf for an exact breakdown of layout and sizes. The total footprint of the outbuildings is 2,527ft².





LAND

The property in its entirety extends to approximately 7.09 acres as outlined in red on the Boundary Plan overleaf. The land is classified as Grade III on the Agricultural Land Classification Plan for England and Wales with soil types relatively free draining with high fertility and of a loamy texture. The house and garden curtilage extends to approximately 1.56 acres, with approximately 5.33 acres of grazing land with road frontage to the lane. The land sits north and east of the house offering good protection, amenity and security. The gated entrance leads to the 150m private driveway.





BOUNDARY PLAN



Produced on Land App, Jun 12, 2025.
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NOT TO SCALE



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.



SERVICES

As far as we are aware the property is connected to mains electricity and water. The Cottage and Annexe have private drainage systems. Sutton Cottage is connected to an oil-fired central heating system. The Annexe is connected to an electric immersion heater and boiler to supply hot water and feed the radiators. There are further electric plug in radiators to supplement this. **Please Note:** None of the services have not been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

ACCESS

Access is directly from Heniker Lane onto the property. We assume the Heniker Lane to be publicly adopted. **Please Note:** A highways search has been completed and is available from the Selling Agents on request.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

PLANNING

Sutton Cottage is situated within Maidstone Borough Council and a search of the online planning portal has been undertaken. There are recent planning applications in relation to the property, a summary of these is available from the Selling Agents upon request.

Please Note: A full planning search has not been undertaken and a full list of planning applications in relation to the property may be available from the Maidstone Borough Council website. The Annexe was consented under reference MA/13/1129.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ
Maidstone Borough Council, Maidstone House, King Street, Maidstone ME15 6JQ

TENURE

Sutton Cottage is understood to be freehold and is registered under Title Numbers K111130 & K318858. Copies of the Office Copy Entries and Title Plans are available from the Selling Agents on request.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PHOTOGRAPHS & VIDEO

The photographs within these particulars were taken in May 2025. [Click Here to view the Property Video.](#)

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis or Richard Thomas on the contact details below.

BTF Partnership
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

Tel: 01233 740077 - Mob: 07799 846872

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

£1,750,000



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www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ