



# Court House

RECTORY LANE • SUTTON VALENCE • KENT









A splendid Grade II listed village house together with detached two bedroom cottage and substantial period barn set in glorious gardens and enjoying wonderful southerly views

# Court House

Rectory Lane • Sutton Valence • Kent ME17 3BS

## **Main House**

Reception Hall • Drawing Room • Dining Room • Family Room  
Kitchen/Breakfast Room • Utility Room • Dog Room • Cloakroom • 3 Room Cellar  
Principal Bedroom Suite with Dressing Room and Bathroom  
Guest Bedroom with En Suite Bathroom  
4 Further Bedrooms • Family Bathroom

## **Court House Cottage**

Detached Cottage comprising: Sitting Room • Kitchen • 2 Bedrooms • Bathroom

## **Gardens & Outbuildings**

Beautifully Landscaped South-Facing Gardens • Kitchen Garden • Spring-Fed Pond  
Substantial Period Barn with Mezzanine Floors • Log Store • Bin Store  
Greenhouse • Tennis Court



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## Description

Occupying an elevated yet tucked away position in the heart of the sought after historic village of Sutton Valence, Court House is a substantial Grade II Listed village house which is understood to date in part from the Tudor period with later Georgian additions. The main house has been sensitively refurbished over the years with immaculately presented family accommodation totalling approximately 4,400 sq ft. Within the grounds there is a curtilage listed two bedroom cottage and an impressive unconverted period barn. The delightful south-facing gardens provide a wonderful backdrop to the house and adjoin farmland to the south. Points of note include:

Leaded light windows with oak frames and ornate fittings, an abundance of exposed timbers and beams, oak wall panelling, good ceiling heights to the majority of rooms, sash windows with working shutters, polished brick and wood flooring. Of particular note are the period fireplaces that feature prominently throughout the house.

Beautifully proportioned reception rooms include the south-facing drawing and dining rooms which are located in the Georgian part of the house, whilst the original portion boasts an impressive reception hall with wood burning stove and a dual aspect family room. Together they provide excellent areas for formal entertaining with the former rooms enjoying wonderful vistas over the gardens and countryside beyond.

The kitchen/breakfast room is fitted by Rencraft with a range of cupboards complemented by granite work surfaces. Appliances include a gas fired four oven Aga and various integrated appliances.

Situated off the rear hall is a utility room with further storage and space for various white goods and a dog room. Access can be gained via a cleverly concealed trap door to a three room cellar with wine store and useful store rooms.

From the reception hall a superb oak staircase leads up to the galleried, first floor landing with vaulted ceiling.

Five beautifully presented first floor bedrooms are served by three stylishly appointed bathrooms. The principal and guest bedrooms enjoy outstanding views and luxuriously fitted bathrooms, with the main bedroom also benefiting from a dressing room.

A wooden ladder staircase leads to the attic floor where there is a sixth bedroom completing the internal accommodation.







## Court House Cottage & The Barn

To the north of the main house there is a charming detached period cottage comprising a double height sitting room, mezzanine floor, fitted kitchen with space for various white appliances, two bedrooms and a bathroom.

Immediately adjacent to the cottage lies a beautiful detached 18th century oak framed barn with tiled roof which is currently utilised for general storage with two mezzanine floors to each end.

## Gardens and Grounds

The glorious gardens extend to approximately 2.7 acres and provide a superb setting for Court House, enjoying a predominantly southerly aspect with outstanding views. Steps lead down from a paved terrace to gently sloping lawns flanked by deep herbaceous borders and an array of mature trees including cloud pruned box, cherry, yew, magnolia, tulip tree, a giant sequoia and two bay trees known as the 'pepper pots'. The kitchen garden is planted with lavender, rosemary and pleached apple trees and a spring fed pond with stream that meanders through the garden.

To the east of the formal garden lies a wooded area, under-planted with spring bulbs and there is a children's play area with tree house. A tennis court lies to the west of the gardens but this is now in need of resurfacing.

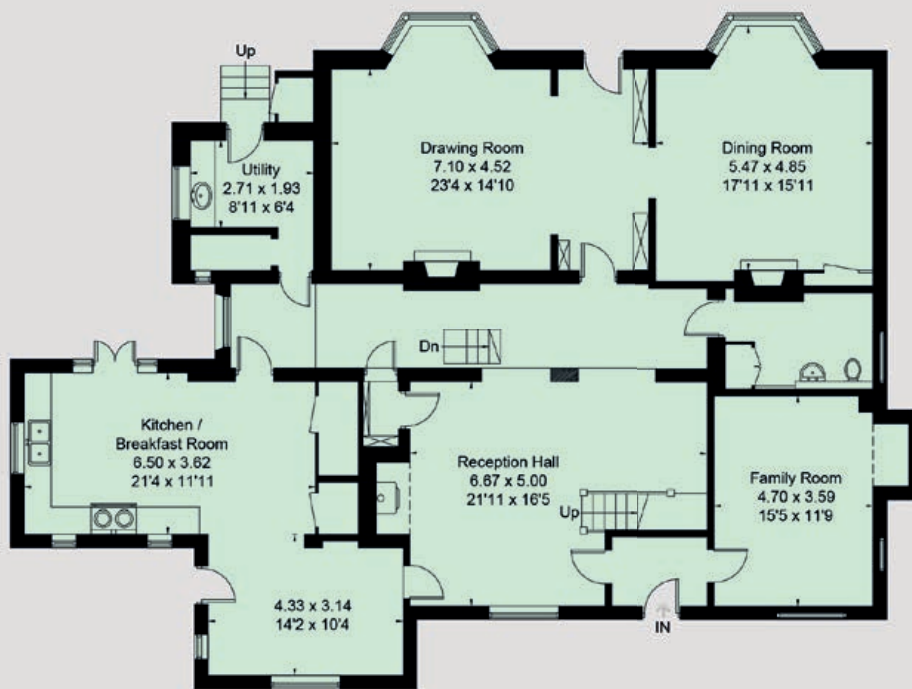
## Situation

Local and Comprehensive Shopping: Sutton Valence village has a post office, primary and private schools and several public houses. More extensive shopping can be found in Headcorn, Maidstone and Tunbridge Wells.

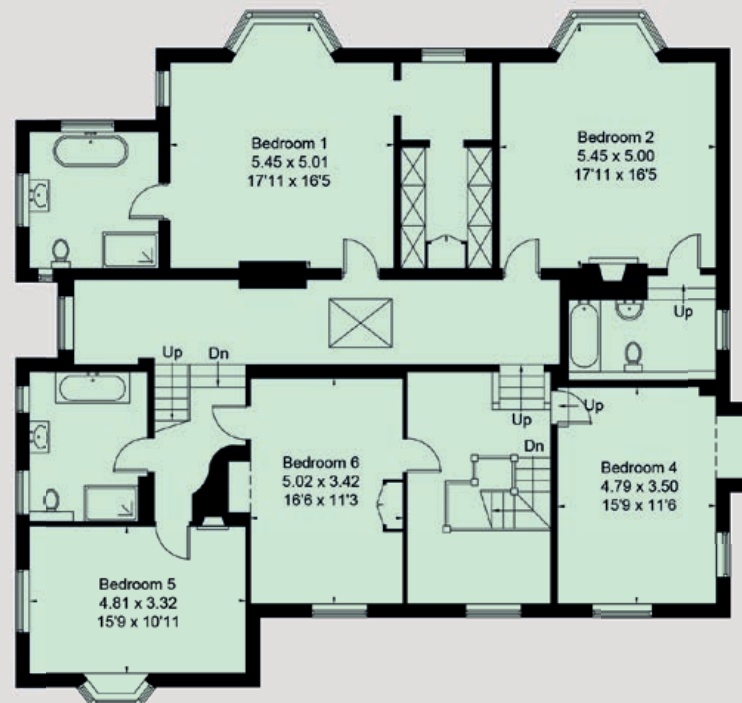
Mainline Stations: Headcorn and Staplehurst stations offer commuter services to Charing Cross/Cannon Street in about 60 minutes. Eurostar trains are available from Ashford International and a high speed train service runs from Ashford to London St Pancras in about 37 minutes.

Schools: There are excellent schools in the area including Sutton Valence Preparatory and Senior Schools, Dulwich Preparatory, Benenden School and Grammar Schools in Ashford, Tonbridge, Tunbridge Wells and Maidstone. The M20 J8 connects with the remainder of the country's motorway network providing links with Gatwick and Heathrow Airports, London and the Channel Tunnel Terminus.

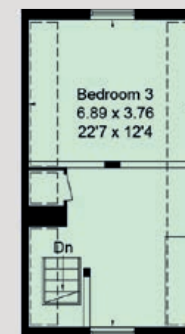




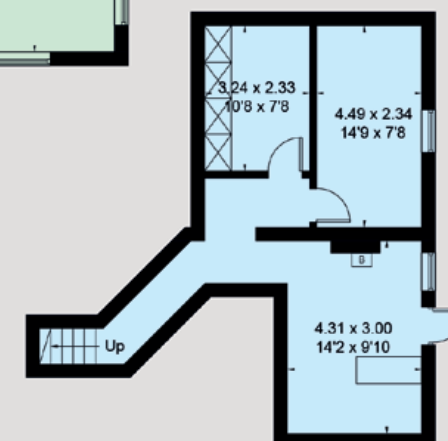
Ground Floor



First Floor



Second Floor



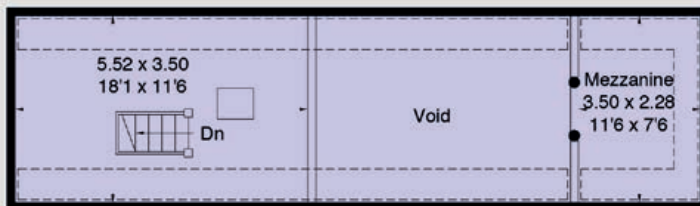
Cellar

## COURT HOUSE

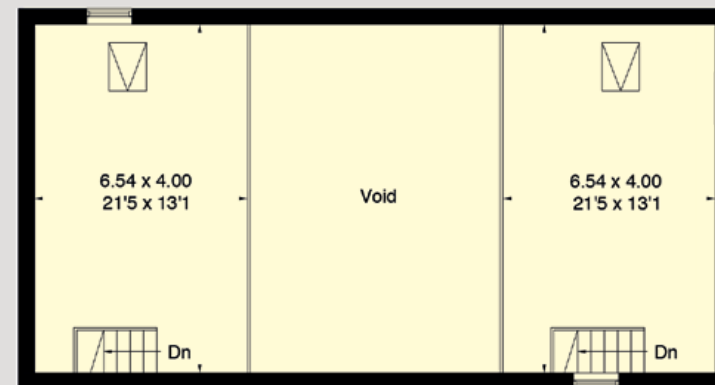
- House - 416.5 sq m / 4483 sq ft
- Cellar - 41.9 sq m / 451 sq ft
- Barn - 137 sq m / 1475 sq ft (Excluding Void)
- Cottage - 92.1 sq m / 991 sq ft (Excluding Void)

For identification only - Not to scale

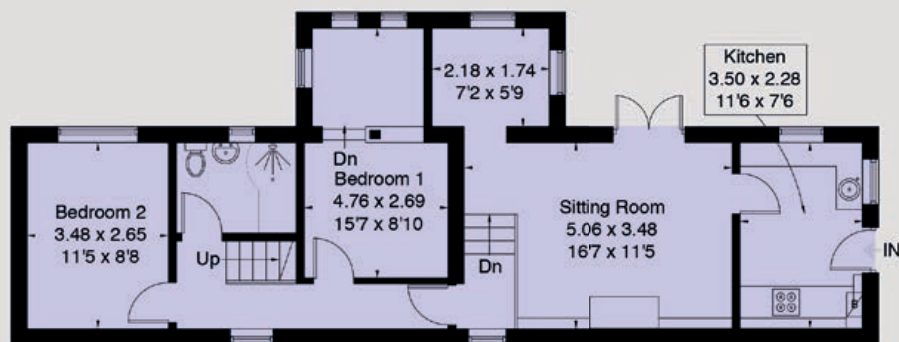




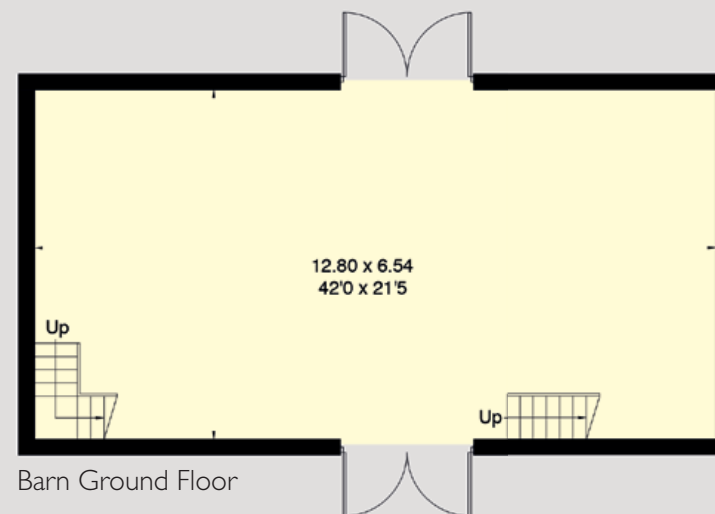
Cottage First Floor  
(Not shown in actual location / orientation)



Barn First Floor  
(Not shown in actual location / orientation)



Cottage Ground Floor



Barn Ground Floor





## Directions (ME17 3BS)

From Biddenden take the A274 through Headcorn to Sutton Valence. Half way up the hill turn right into High Street and right again into Lower Road. Continue on in to Rectory Lane and the entrance to Court House will be found on the right hand side, shortly after the left hand turning to Chapel Road.

## Services

Gas fired central heating via radiators and zoned thermostatic controls. Mains electricity, water and drainage.

## Outgoings

Maidstone Borough Council – 01622 602000.

Court House - Tax Band 'H'

Court House Cottage – Tax Band 'A'

## Viewing

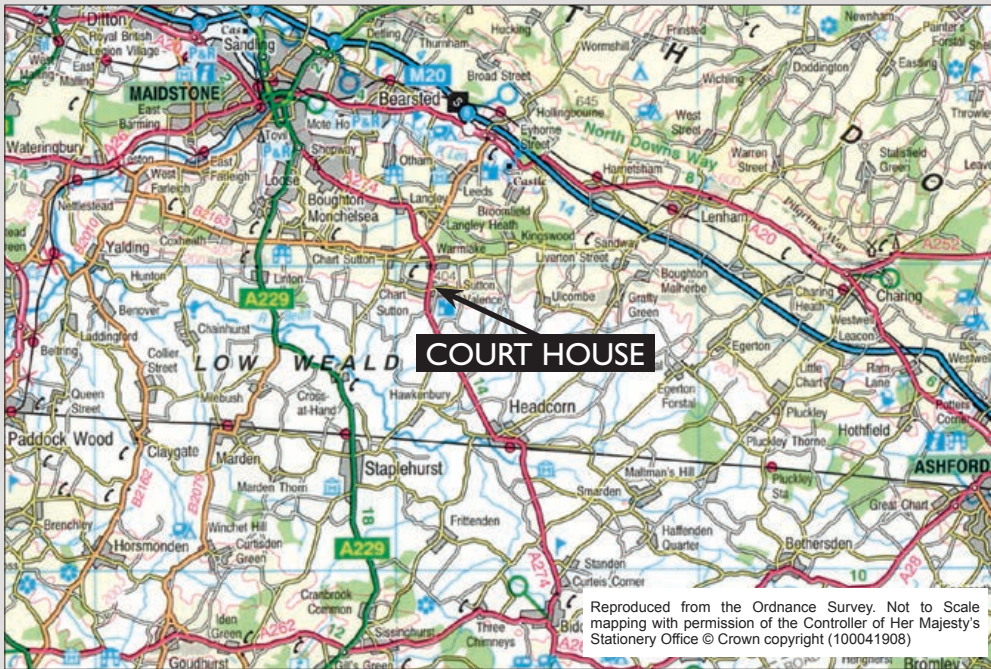
Strictly by appointment with Savills on 01580 720 161.















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