



**Sutton Plat Cottage Rectory Lane, Chart Sutton**  
Maidstone

Offers Over **£730,000**



# Sutton Plat Cottage Rectory Lane

Chart Sutton, Maidstone

Council Tax band: TBD

Tenure: Freehold







## Ground Floor

### Open Lounge Area

20' 0" x 19' 4" (6.10m x 5.90m)

### Kitchen

16' 1" x 8' 10" (4.90m x 2.70m)

### Dining Room

10' 6" x 10' 0" (3.20m x 3.05m)

### WC

## First Floor

### Bedroom One

12' 3" x 10' 11" (3.73m x 3.33m)

### En Suite

### Bedroom Two

10' 1" x 10' 0" (3.07m x 3.05m)

### Bedroom Three

12' 3" x 8' 1" (3.73m x 2.47m)

### Bathroom

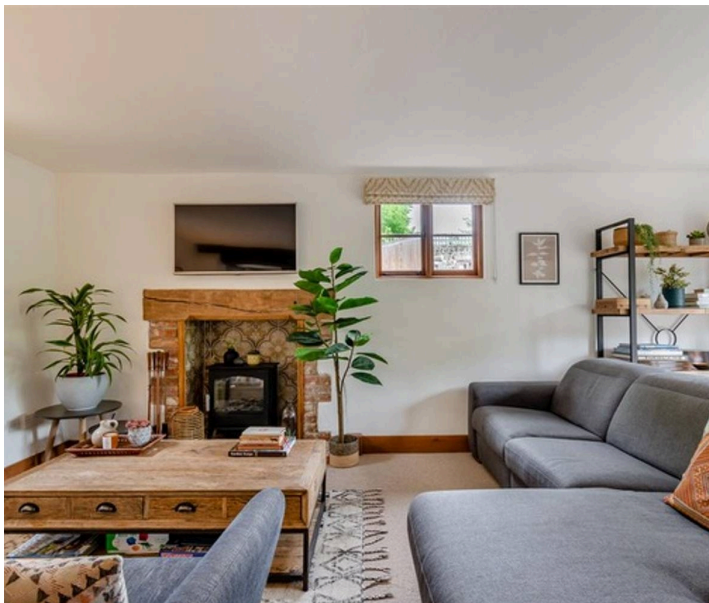
## Externally

### Garage

18' 11" x 15' 0" (5.76m x 4.57m)

### Outbuilding

14' 2" x 14' 1" (4.33m x 4.29m)





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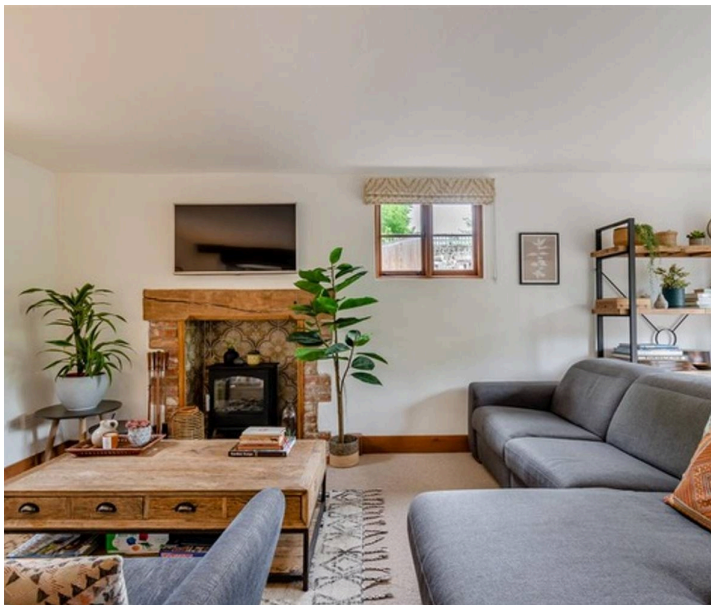
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**Sutton Plat Cottage, Rectory Lane Chart Sutton, Maidstone**

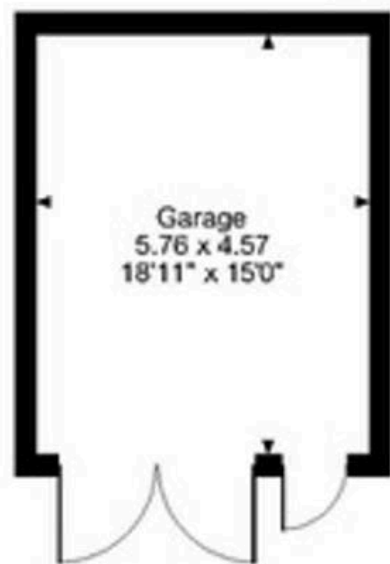
Approximate Gross Internal Area

Main House = 1167 Sq Ft/108 Sq M

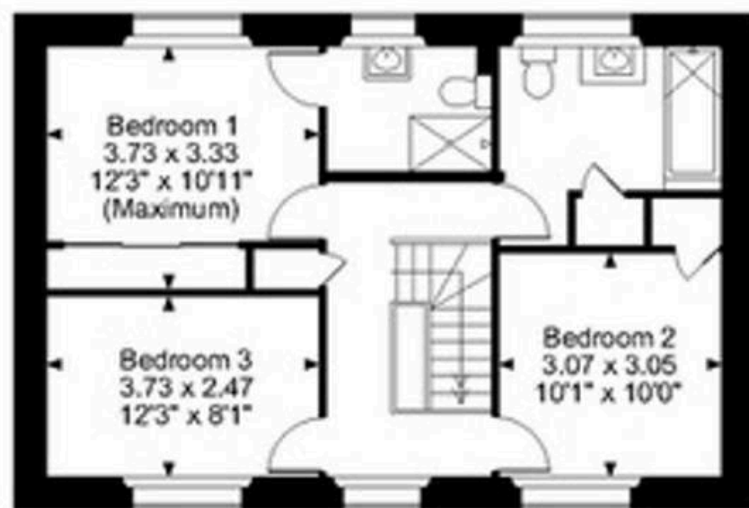
Garage = 283 Sq Ft/26 Sq M

Play Room = 200 Sq Ft/19 Sq M

Total = 1650 Sq Ft/153 Sq M



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

## Andrew & Co Estate Agents - Ashford

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