



SUTTON VALENCE
KENT

JACKSON-STOPS 

FORSHAM HOUSE

FORSHAM LANE, SUTTON VALENCE, MAIDSTONE, KENT, ME17 3EW

SUBSTANTIAL DETACHED FAMILY HOUSE TOGETHER WITH A GOOD SIZE DOUBLE GARAGE, WITH ROOM ABOVE, OFFERING BEAUTIFUL FAR-REACHING VIEWS IN OVER 3.5 ACRES OF GROUNDS, CLOSE TO SUTTON VALENCE



DESCRIPTION

Set within grounds of over 3.5 acres, Forsham House is a substantial detached family home offering a great combination of generous living accommodation and large grounds. Designed with modern family life in mind, the property enjoys an abundance of natural light throughout, with well-proportioned rooms that flow effortlessly from one to another, creating a wonderful environment for both everyday living and also perfect for entertaining.

Accessed through electric gates, the driveway offers a wide turning circle and ample parking. The spacious entrance hall sets the tone for the well-balanced accommodation, with a sitting/family room, dining room, study, kitchen/breakfast room, utility and cloakroom on the ground floor. The first floor comprises a principal bedroom with ensuite and walk-in wardrobe, together with five further double bedrooms and a family bathroom.

Outside, the mature grounds include two ponds, established trees, including a beautiful willow, apple, plum and cherry trees, and extensive lawned areas providing plenty of space for outdoor activities. Two terraces offer pleasant areas for dining and relaxing, while the greenhouse, potting shed and enclosed vegetable garden will appeal to keen gardeners. The detached double garage has electric doors and a useful attic room above with natural light, providing additional storage or space for hobbies, a games room or a home workspace. Overall, this is a well-presented family home offering flexible accommodation in an attractive and private setting.

FEATURES

- Generous sitting room/family room with Amtico flooring, filled with natural light from five windows, including patio doors opening directly onto the garden. Cleverly arranged as two interconnected living areas, the room is linked by a wide square opening, creating distinct yet open spaces that are ideal for both relaxing and entertaining, a fireplace provides an attractive focal point to the larger seating area.



- Kitchen/Breakfast room with patio doors to the garden, tiled flooring and cabinetry providing ample storage, double eye level oven, integrated eye level microwave, Bosch dishwasher, 1.5 stainless steel sink unit, 5 burner gas hob, and space for American style fridge/freezer
- Utility room with stainless steel sink, space for washing machine and dryer, built in cupboard and door to garden
- Cloakroom with WC and basin
- Light and bright dining room with slate tile flooring
- Good size entrance hallway with slate tiles, understairs cupboard and coat cupboard
- Study / snug with gas fire
- Cloakroom (2) with WC, basin and heated towel rail
- Principal bedroom with built-in walk-in-wardrobe, fully tiled ensuite with WC, basin with vanity, heated towel rail and corner shower unit
- Family bathroom fully tiled and with Amtico flooring, a free-standing bath and a corner shower unit, basin, WC with high level flush, heated towel rail
- There are five further double bedrooms, one of which is currently arranged as a home office and enjoys beautiful far-reaching views and provides an inspiring and peaceful workspace, ideal for those working from home. Another room is currently set up as a music room complete with sound proofing tiles on the walls (which can be removed easily)
- A boarded and lit loft can be accessed via a built-in ladder from the first-floor landing



- Outside, the extensive grounds of over 3.5 acres contain an abundance of established trees, including an elegant willow tree overlooking one of the two ponds, together with three apple trees, a plum tree and a cherry tree. Extensive lawned areas provide the perfect setting for family games, entertaining and outdoor recreation. Two separate terraces offer ideal spaces for al fresco dining and relaxation, while a potting shed and greenhouse provide facilities for gardening and nurturing the fenced in vegetable garden
- Double garage with electric doors and a separate door providing access to the garden. Stairs lead to a spacious attic room with natural light from a window, offering excellent flexibility for storage, or a hobbies/games room.

SITUATION

Sutton Valence is an attractive village which offers a good range of everyday amenities including a village shop with Post Office, pharmacy, pubs, cafés, a recreation ground, village hall and a number of local clubs and societies.

Leisure opportunities are plentiful, with scenic walking and cycling routes through the surrounding Kent countryside, Leeds Castle is just a short drive away sitting in 500 acres of parkland and offering offers year-round attractions including falconry displays, a maze, woodland walks and seasonal events.





Sutton Valence is particularly well regarded for its educational provision, with the highly respected Sutton Valence School Preparatory and Senior schools, alongside Sutton Valence Primary School.

For rail services, Staplehurst and Headcorn Stations both offer services to Cannon Street, London Bridge and Charing Cross with journey times from under the hour as well as servicing Ashford International for connections on the high-speed service to London St. Pancras.

Sutton Valence benefits from excellent road links to Maidstone, Ashford the M20 motorway, and also to the M25 for Gatwick and Heathrow Airports.

Headcorn Station – 3.6 miles

Staplehurst Station – 4.4 miles

Maidstone - 7 miles

(All distances are approximate)

VIEWINGS

Strictly by appointment through Jackson-Stops.

Tel: 01580 720000

DIRECTIONS

From our office in Cranbrook, head up Waterloo Road and at the Wilsley Pound Roundabout take the second exit onto the A229. Continue for 4.3 miles and turn right into Headcorn Road. Drive for 1.1 miles and continue onto the Hawkenbury Road which becomes New Barn Road. After 1.3 miles and turn left into Headcorn Road. After 0.7 miles turn left into Forsham Lane and Forsham house is immediately on the right.

What3words:///smiled.inherits.former



Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

PROPERTY INFORMATION

- Services: Mains water, electricity and gas.
- Private drainage
- Local Authority: Maidstone Borough Council
- Council Tax band: G (£4273.83 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

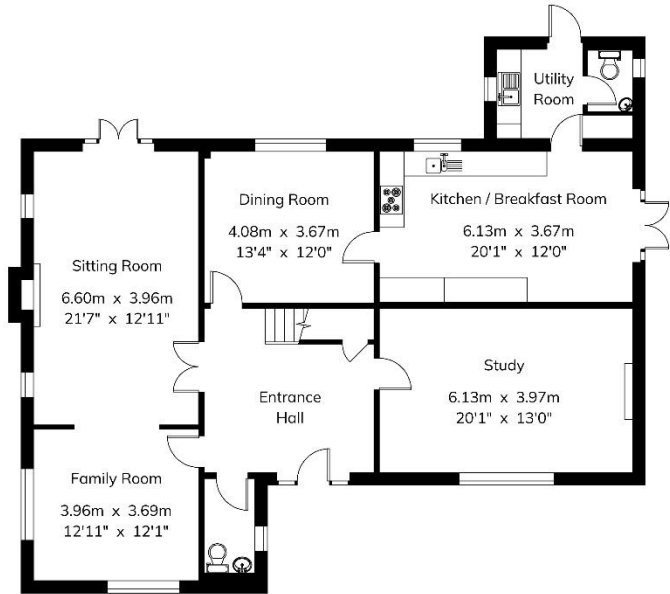
IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

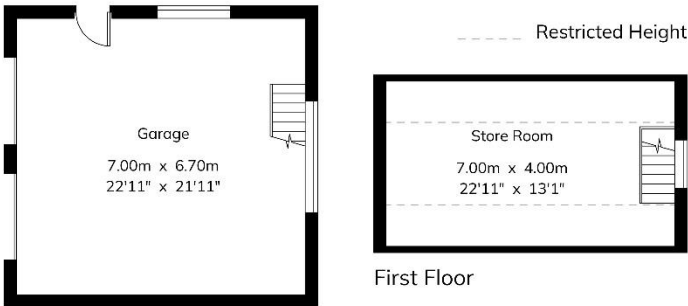
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Forsham House

House - Gross Internal Area : 261.6 sq.m (2815 sq.ft.)
Garage - Gross Internal Area : 75.0 sq.m (807 sq.ft.)

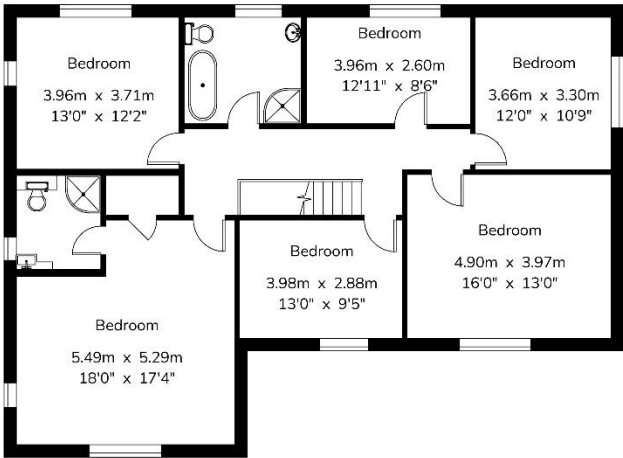


Ground Floor

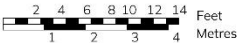


Ground Floor

First Floor



First Floor



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