







## MERCHANT HOUSE, 3 STRAND STREET, SANDWICH, KENT, CT13 9DZ

OFFERS IN THE REGION OF £500,000

- Charming 3-bedroom Grade II Listed medieval townhouse with spacious, flexible living across three floors in historic Sandwich & no onward chain.
  - Retains period features like exposed beams and fireplaces, while blending modern and heritage styles.
- Ground floor includes a welcoming reception hall, shaker-style kitchen with an island, and a family/dining room with an inglenook fireplace.
- First floor offers a large double-aspect living room, a bedroom, and a four-piece family bathroom; second floor features a study area, two more bedrooms, including a principal bedroom with en-suite.
- The private courtyard garden, enclosed by historic flint walls, enjoys a sunny south-westerly aspect and includes mature plants and a brick-built shed.
- Sandwich, an ancient Cinque Port, is known for its medieval charm, with historic churches, houses, and pubs, some dating back to the 12th century.
- The town offers several links golf courses, including Royal St. George's, which hosted the 149th Open Championship in 2021.
- Merchant House is located within the historic town walls, near the Delf Stream, a medieval water system enhanced in the 15th century.
  - Sandwich train station, half a mile away, provides direct routes to London St Pancras in just 1 hour 32 minutes.
- Scenic walking paths connect to the England Coast Path, offering beach strolls to the nearby town of Deal.

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## ABOUT THIS HOME

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

This charming Grade II Listed medieval townhouse offers spacious and flexible living across three floors in the heart of historic Sandwich. Dating back to circa 1470, it retains a wealth of period features like exposed beams and fireplaces, while being tastefully refurbished to blend modern and heritage styles.

The ground floor features a welcoming reception hall with exposed beams and storage, leading to a modern shaker-style kitchen with integrated appliances and an all important island. At the rear is a spacious family/dining room with yet more period features, including an inglenook fireplace.

On the first floor, you'll find a huge double-aspect living room with exposed beams and another feature fireplace, a bedroom, and a four-piece family bathroom. The second floor boasts a landing with study space and beamed and vaulted ceiling, a large front bedroom, and a generous principal bedroom with vaulted ceilings and modern en-suite.

Outside, the courtyard garden is enclosed by historic flint walls, offering privacy and a peaceful retreat and faces a sunny south-westerly aspect. It boasts a range of mature plants and shrubs and a brick built shed.









## OWNERS COMMENTS

"Merchant Hall was the house that brought myself and my children to Sandwich from London - as soon as I walked through the front door and into the hallway, I fell in love instantly.

There is something very special about living in Merchant Hall, you're not just a homeowner - more of a custodian, protecting a piece of history.

One of my favourite areas of the house is the top floor landing, which has an impressive galleons window, its lovely to sit here and look out over the rooftops.

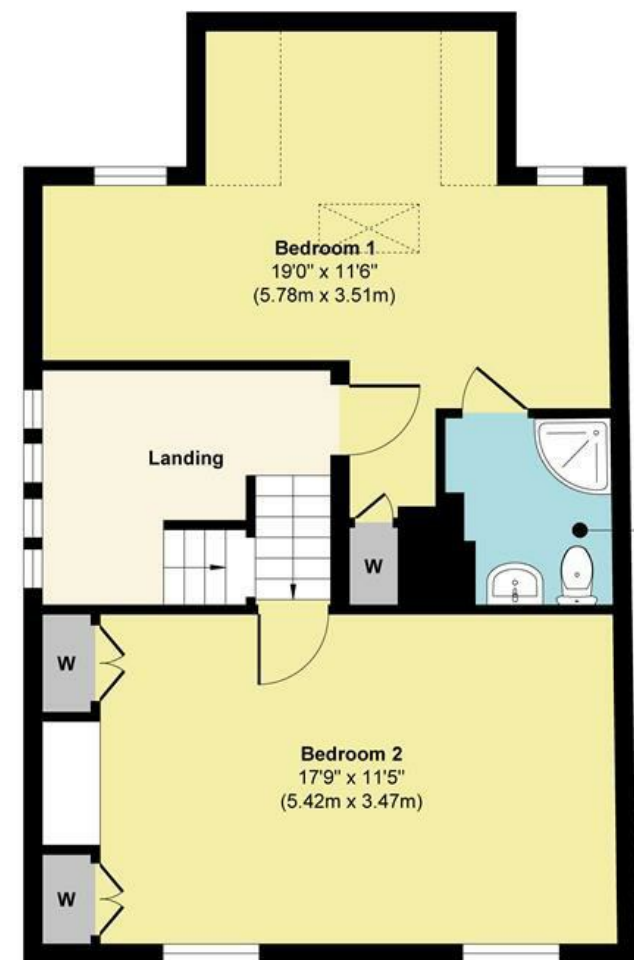
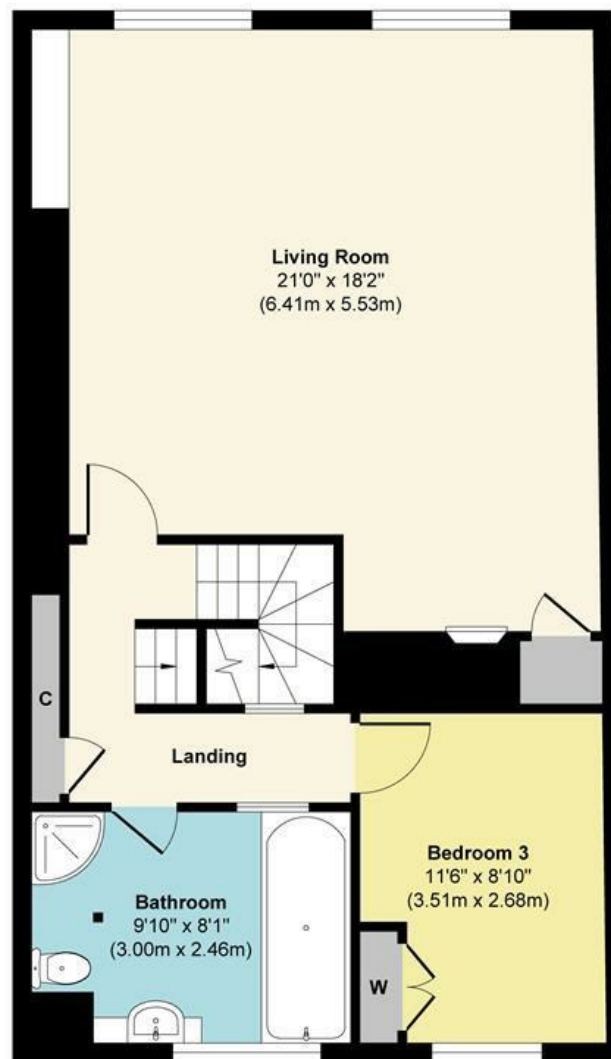
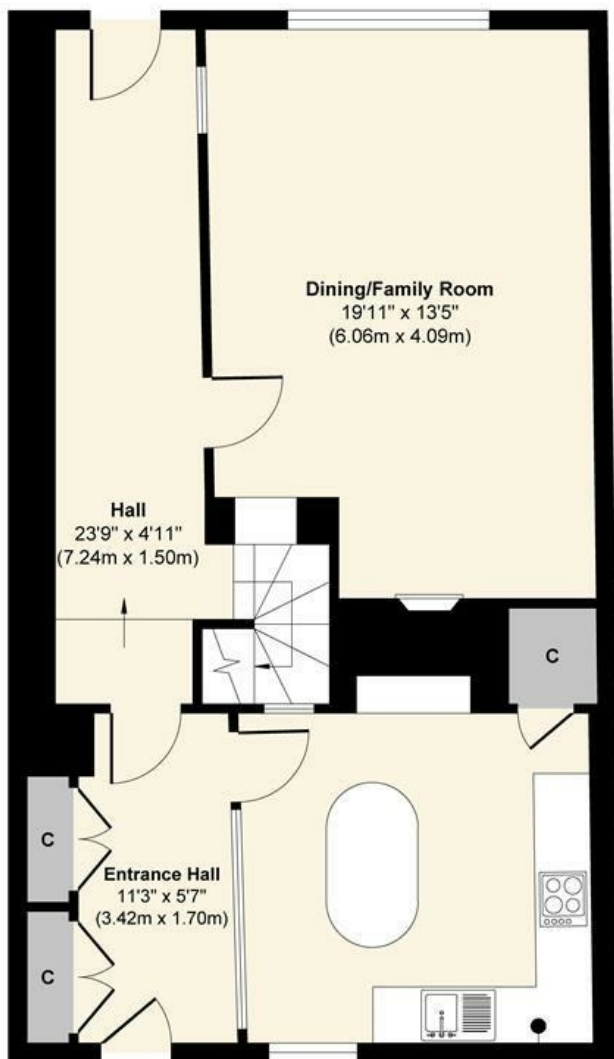
The courtyard is also a wonderful space and looks stunning when the wisteria is in bloom. Sitting out here, with a chilled glass of wine and listening to the bells chime from St Peters church is idyllic.

Living in the heart of Sandwich has been such a wonderful experience, the children and I walk everywhere and its been refreshing not to use the car on a daily basis. We are spoilt with so many walks and Sandwich Bay is accessible by foot. To top it off we are spoilt for choice when it comes to restaurants and cafes, which are all 5 minutes from the house."









**Approx. Gross Internal Floor Area 1962 sq. ft / 182.38 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



# ABOUT THE AREA

Sandwich, an ancient Cinque Port, is a town rich in history, with a maze of narrow streets filled with historic charm. It boasts a variety of medieval churches, houses, and pubs, some dating back to the 12th century, and is thought by many to be one of the best preserved medieval towns in England. Golf enthusiasts will appreciate the town's several links courses, particularly Royal St. George's, which hosted the 149th Open Championship in July 2021. Conveniently located on the rail line between Ramsgate and Folkestone, Sandwich also features a marina on the banks of the River Stour.

Merchant House is nestled within the town walls known as The Butts, built in 1384 for defence and once used for archery practice. A distinctive feature of Sandwich is the Delf Stream, a medieval system of man-made water channels dating back to the 13th century. These channels were significantly enhanced by Dutch engineers in the 15th century, allowing for irrigation that lasted until 1899. Today, the streams flow beneath 15th-century homes, adding to the town's unique character.

For commuters, Sandwich train station is an easy half a mile walk through the town, with trains to London St Pancras in as little as 1 hour 32 minutes. Families will appreciate that Sandwich Junior School, rated 'Outstanding' by Ofsted, is only 0.6 miles away, and Sir Roger Manwood's Grammar School is a mere 0.7 miles from the property.

Nature lovers can explore the numerous scenic walking routes nearby, including paths that connect to the England Coast Path around 2 miles away, offering the perfect opportunity for a weekend stroll along the beach to the historic town of Deal.









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