



Ifield Cottage, Sandwich Road, Woodnesborough

£575,000

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## Ifield Cottage, Sandwich Road, Woodnesborough

Nestled along the picturesque Sandwich Road on the edge of Sandwich and Woodnesborough, Ifield Cottage is a unique and charming 4-bedroom detached home full of character and history. Having been remodelled and extended over the years, this property offers a unique layout that reflects a personal touch in its design and decor. While in need of some modernisation, it presents an exciting opportunity for the new owners to tailor it to their taste and needs.

**Internally** - There is an entrance porch with door into the large open-planned lounge dining room, off this vast room is a front bedroom with en-suite facilities and there is a separate WC. Just off the dining area is the conservatory that affords lovely views over the rear gardens. The kitchen is located at the rear and there is a breakfast seating area, a further door takes you into a utility area, which has a door into a smaller conservatory/garden room. An internal door takes you in to the garage. Upstairs there are a further three double bedrooms and a family bathroom.

**Outside** - one of the standout features of Ifield Cottage is its expansive garden, stretching over 140 x 50 feet. This impressive outdoor space provides ample room for relaxation, gardening, or potential future expansion (subject to planning permission). Surrounded by tranquil farmland views, this home offers a peaceful and private rural retreat while being conveniently located on the edge of Woodnesborough near the town of Sandwich.

**Parking** - There is an in and out driveway providing parking for numerous vehicles. The garage is attached and there is double gates that open to a further parking area to the left side.

**Location** - The property is walking distance of the town centre, shops and amenities, Sandwich has good primary and secondary schools; an excellent supermarket and a comprehensive range of further shops. Sandwich train station has regular fast trains to London's St Pancras.



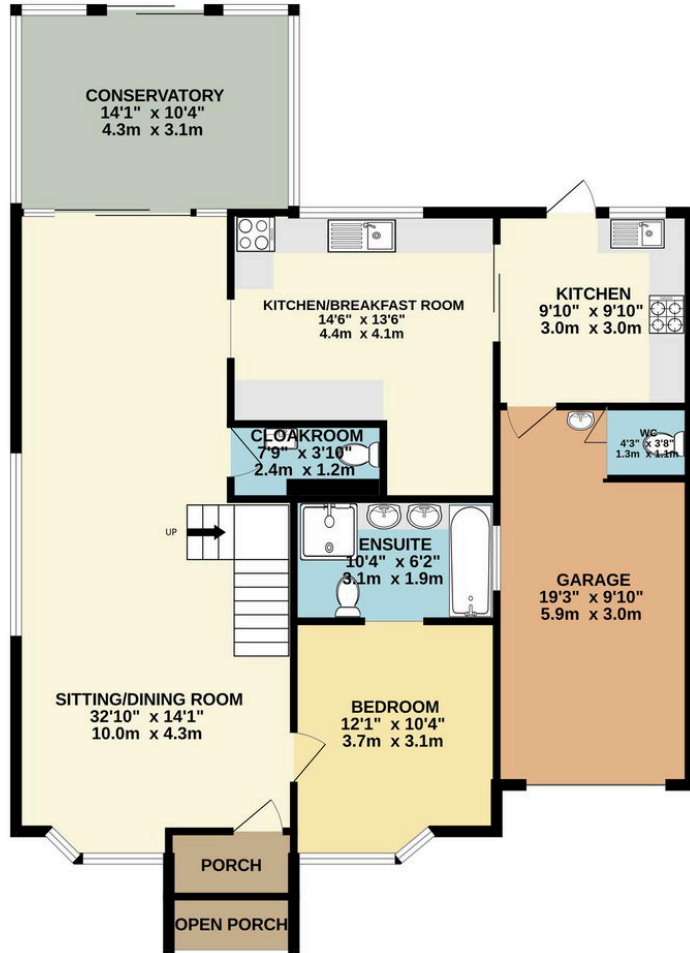




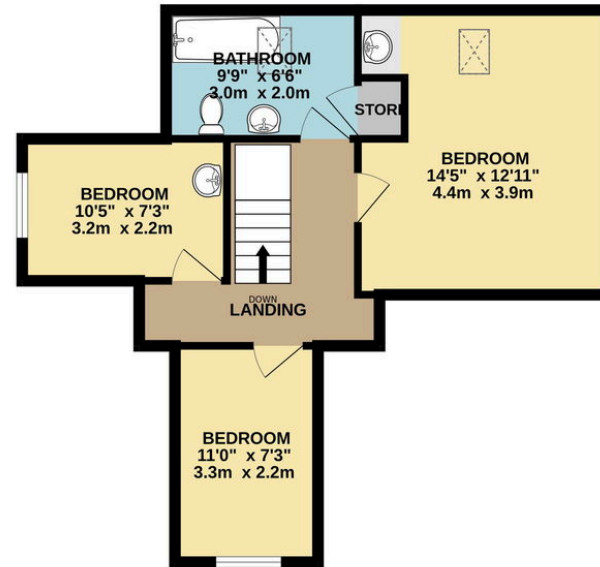




GROUND FLOOR  
1248 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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