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Hammill Farm, Chalkpit Lane, Woodnesborough, Sandwich, CT13 0EH

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Woodnesborough, Sandwich, CT13 0EH

Offers Over £2,000,000

Freehold

Dating from 1715, following the death of Queen Anne, this exceptional Grade II Listed country house is one of East Kent's most prestigious houses.

Having been occupied and much loved by one family for nearly 60 years, this is an incredibly rare opportunity to acquire an exquisite and historical property.

Hammill Farmhouse & Annexe

Set within approximately 2.67 acres, Hammill Farm offers an early 18th-Century, Grade II Listed country house comprising 7 bedrooms and 6 bathrooms, a large kitchen with staircase to the cellars, and elegant reception rooms for entertaining including a dining room, drawing room, orangery, and a library/ study to the ground floor.

The adjoining, self-contained annexe comprises a reception room, WC and kitchen to the ground floor, in addition to a double bedroom, en-suite bathroom and access to the main house on the first floor.

Both dwellings have been well maintained over the years and are presented in good decorative order throughout; however, they would benefit from sympathetic upgrading.

Gardener's Cottage

In addition to the principal house, there is a separate 2-bedroom detached cottage within the grounds. This offers an opportunity to generate rental income on a short-term or long-term basis, or to be used for staff accommodation or guests.



Gardens & Grounds

Hammill Farm offers a multitude of outbuildings and amenities including garages, workshops/ stores, an indoor and outdoor swimming pool, a tennis court and a wonderful party barn.

Surrounding Area & Local Amenities

Woodnesborough is situated just 2 miles west of the Cinque Port town of Sandwich where visitors find themselves transported back in time to the days of bustling market squares, cobbled streets, and fascinating period properties. As well as the town's rich history, Sandwich is highly regarded for its choice of schools including Sir Rogers Manwood's and Sandwich Technology, as well as its two world-class golf courses, Royal St Georges Golf Club and Princes Golf Club which attract players and visitors from all over the world.

Services: Mains water & electricity. Private drainage & oil-fired heating.

Council Tax: Band's H, B & C (Dover District Council).

Energy rating: Current 2|G. Potential 61|D (Gardener's Cottage).

Agents Notes: Grade II Listed (List entry no. 1363329).

An application has been made to record a public footpath to run through the vegetable garden on the north-eastern side of the barn and not in view of the main house. Further details are available on request.

Particulars: These particulars and photographs were prepared in October 2023.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Denotes restricted head height

Approximate Area = 5519 sq ft / 512.7 sq m (excludes void)
Limited Use Area(s) = 129 sq ft / 12 sq m
Annexe = 1019 sq ft / 94.7 sq m
Cottage = 952 sq ft / 88.4 sq m
Outbuildings = 6864 sq ft / 637.7 sq m
Total = 14483 sq ft / 1345.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntxchem 2023. Produced for Finns. REF: 1047242

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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