



since 1865

Marshborough Road, Woodnesborough, Sandwich, Kent, CT13 0PE

finns.co.uk

Marshborough Road

Woodnesborough, Sandwich, Kent, CT13 0PE

Offers Over £500,000

Freehold

Located in the peaceful hamlet of Marshborough, Sandwich is this superb family home which offers an abundance of living space and impressive wrap-around gardens.

The ground floor of the property comprises an entrance hallway, which then flows through to a versatile living accommodation, with its current purpose being a bright and spacious living/dining room. There is also a pleasant conservatory and a modern fitted kitchen adjacent to the dining area.

The first floor comprises a principal bedroom with a fitted wardrobe, whilst there are a further two good size bedrooms and finally, a well-presented, three-piece shower room. The first floor of the property benefits from uninterrupted views over open farmland.

Externally, the property has a stunning wrap around garden, with a patio seating area. There is also off-road parking for multiple vehicles as well as a double timber outbuilding ideal for storage.

Marshborough is a small hamlet immediately adjacent to Woodnesborough within the villages of the ancient Cinque port of Sandwich. With central Sandwich within 2-miles of Marshborough, for those seeking convenience in an idyllic rural setting, look no further.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance hall
Reception room
Conservatory
Kitchen
Store

External

Driveway
Wrap-around Garden
Outbuilding 1
Outbuilding 2

First Floor

Bedroom 1
Family Bathroom
Bedroom 2
Bedroom 3

Services: (Mains) Water, Gas & Electricity (Private Drainage)

Council Tax: Band E (Dover District Council)

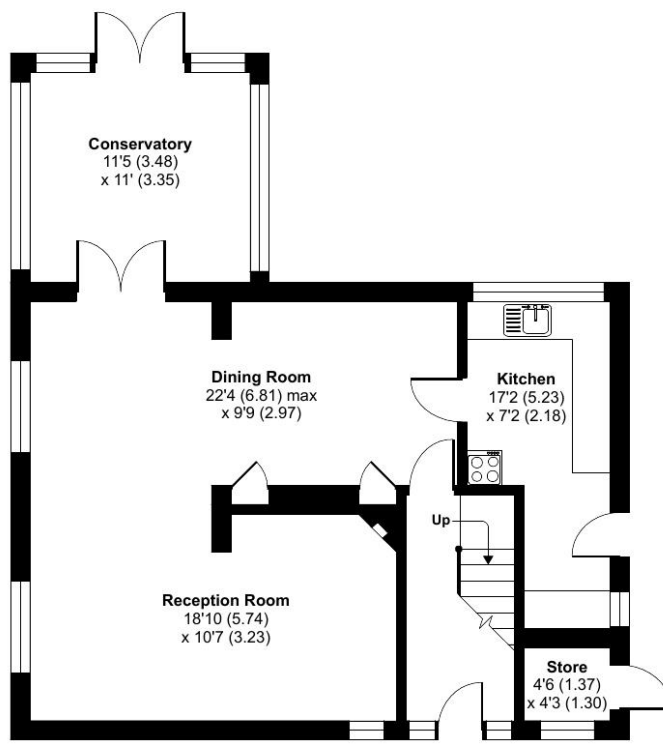
Energy rating: Current 65 | D. Potential 80 | C.

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

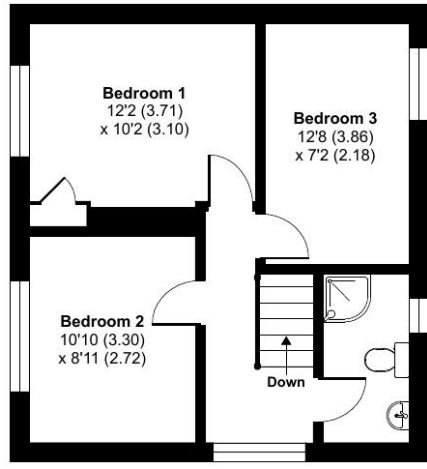
finns.co.uk



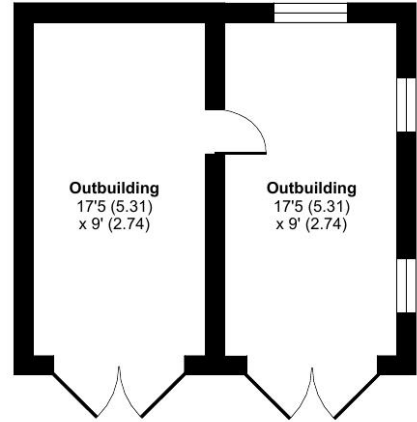
Approximate Area = 1217 sq ft / 113 sq m
 Outbuildings = 349 sq ft / 32.4 sq m
 Total = 1566 sq ft / 145.5 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1014164

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Packhouse
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

