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Heronden Road, Eastry, Sandwich, CT13 0ET

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Heronden Road

Eastry, Sandwich, CT13 0ET

Guide Price £890,000

Freehold

Situated on the fringes of rural Eastry, Sandwich lies this superb Grade II Listed Georgian farmhouse, set within approximately 5.38 acres of exquisite gardens.

Steeped in history and exuding timeless elegance, the farmhouse welcomes you with a stately entrance hallway leading to a family sitting room and dining room, each adorned with charming open fireplaces and expansive windows framing picturesque views of the countryside. Adding to its allure, a rear reception room offers versatile space, while the capacious kitchen/breakfast room is accompanied by a convenient utility area, cloakroom, walk-in pantry, and a well-appointed three-piece shower room. Descending the secondary staircase from the kitchen, the basement reveals a space rich in heritage, formerly utilized as a family games room and storage area.

Ascending to the first floor, three generously sized double bedrooms capture uninterrupted vistas of sprawling farmland. Completing this level, a family bathroom and separate WC cater to practical needs, while two additional double bedrooms at the rear overlook the verdant gardens and adjacent woodland.

Embraced by its expansive grounds, this idyllic abode boasts approximately 5.38 acres of land comprising manicured lawns, sun-dappled pastures, and enchanting woodland pathways. A gated driveway provides a grand entrance, complemented by a selection of outbuildings including a single garage, stable block, and timber store, enhancing the property's allure and functionality.

Nestled along the serene shores of the English Channel, Eastry enchants with its quintessential charm, a picturesque village steeped in history just a stone's throw away from the coastal gem of Sandwich. The village square serves as the heart of Eastry, where locals gather amidst the rustic allure of the medieval market cross. Nearby, the imposing silhouette of St. Mary's Church stands as a testament to Eastry's rich heritage, its ancient spire reaching toward the heavens. Beyond the village limits, the scenic countryside unfolds, inviting exploration of lush fields and meandering paths, all contributing to the tranquil allure of this enchanting corner of Kent.



Lower Floor

Basement

Ground Floor

Entrance Hallway
Sitting Room
Dining Room
Reception
Kitchen/ Breakfast Room
Pantry
Shower Room
Utility Room
Cloakroom

First Floor

Landing
Bedroom
Bedroom
Bedroom
Bedroom
Bathroom
WC

External

Garage
Stable Block & Tack
Timber Store
5.38-acres (approx.)



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

Council Tax: Band G (DoverDistrict Council)

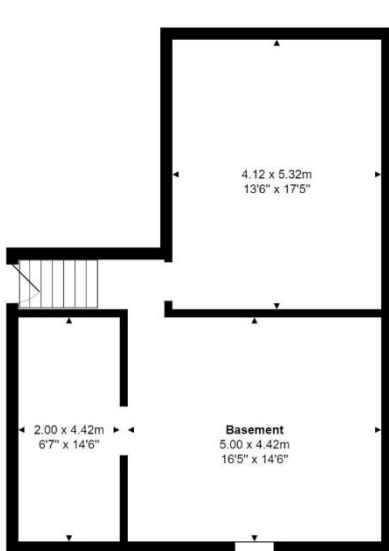
Agents Notes: This property is Grade II Listed. List entry no. 1039112.

Sale Plan: A Land Registry compliant sale plan is available on request.

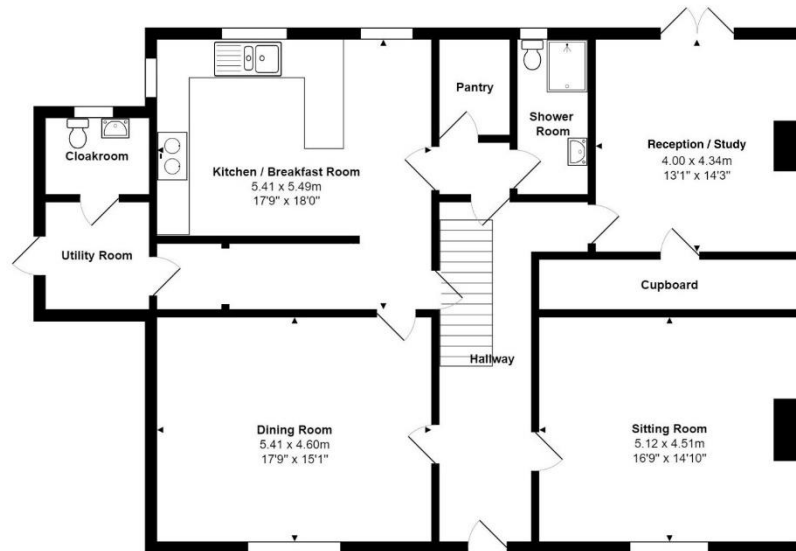
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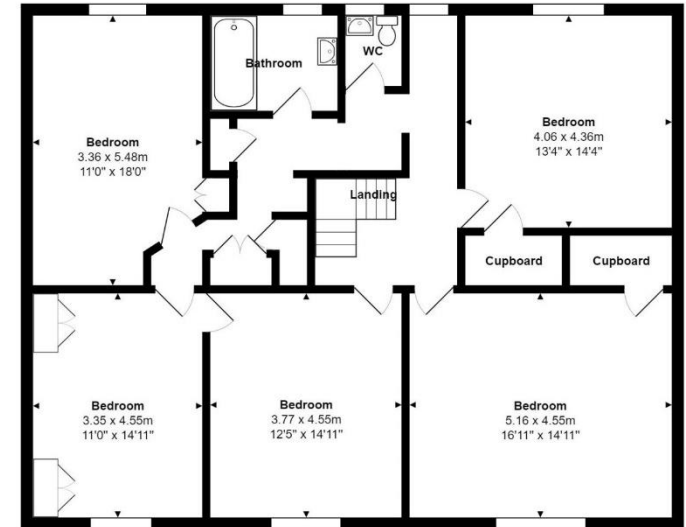




Cellar



Ground Floor



First Floor

Total Area: 316.2 m² ... 3404 ft²

Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement
This plan is for illustrative purpose only .

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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