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The Street, Woodnesborough, Sandwich, Kent CT13 0NQ

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Sandwich, Kent, CT13 0NQ

Guide Price £550,000
Freehold

Nestled in the picturesque village of Woodnesborough, this charming extended detached cottage epitomizes superb craftsmanship throughout. The property has been fully re-designed throughout, within the last three years and is a rare gem in the realm of family homes. It's an opportunity not to be missed.

Entering the ground floor, you're welcomed by a delightful living area featuring a cozy gas burner stove and a captivating fireplace. This level showcases versatile living spaces, including an additional reception room/snug with a comforting wood-burning stove and a bright study area adorned with bi-folding doors leading to the garden. Complementing these spaces is a luxurious three-piece shower room and a generously sized third bedroom. Towards the back of the house lies a modern, well-appointed kitchen with integrated appliances and elegant oak fitted worktops, seamlessly flowing into a dining area with serene garden views. All throughout the ground floor, there is a newly installed underfloor heating system.

Ascending to the first floor, you'll discover two spacious double bedrooms. The principal bedroom has been masterfully adapted to include a walk-in wardrobe and a charming three-piece en-suite bathroom. Adjacent is another bedroom, featuring its own en-suite shower room.

Externally, the property boasts a discreet front garden, gated side access on both sides, with one of the pathways leading through to stunning walks through the orchards. To the rear, you will find a peaceful, well-proportioned rear garden complete with a fully equipped garden room. This haven features underfloor heating, a convenient kitchenette area, and an en-suite shower room.

Woodnesborough village, nestled near the historic town of Sandwich in Kent, offers a plethora of amenities including medical facilities, shops, cafes, pubs, and restaurants. Local bus routes connect Woodnesborough and Sandwich, while the nearby Sandwich train station provides high-speed links to central London.



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

Ground Floor

Living Room
Snug
Bathroom
Kitchen/diner
Bedroom 3
Study

First Floor

Bedroom 1
En-suite
Bedroom 2
En-suite 2
Dressing Room

External

Garden Room/ Annex
Outdoor Store
Rear Garden
Front Garden

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

Council Tax: Band D (District Council)

Energy rating: Current 56 | D. Potential 84 | B.

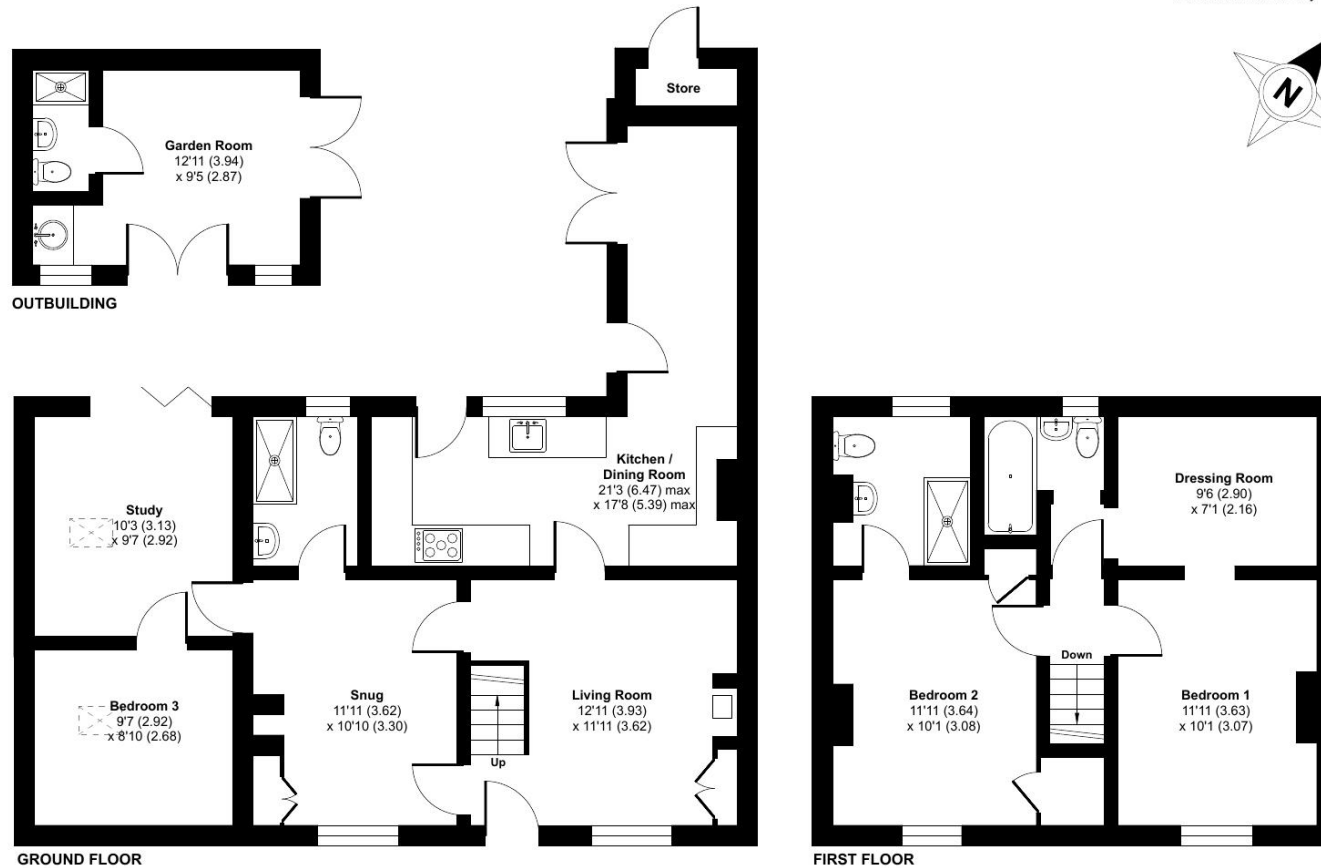
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Approximate Area = 1205 sq ft / 111.9 sq m
 Outbuilding & Store = 129 sq ft / 11.9 sq m
 Total = 1334 sq ft / 123.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1123934

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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