

Walnut Tree Cottage, Gore Lane, Eastry, Sandwich, CT13 0LW

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Gore Lane, Eastry, Sandwich, CT13 0LW

Guide Price £1,200,000

Freehold

Nestled in the highly desirable village of Eastry, Sandwich, this exquisite period family home exudes character and charm. Rarely available, this unique property offers a blend of historical elegance and modern comfort.

Upon entering the ground floor, you are greeted by two access points: a charming brick-built porch and a large lobby area adjacent to a well-appointed utility room. At the heart of the home lies a welcoming family living room, featuring bespoke fitted cabinetry and a striking fireplace with a functional log burner. A secondary reception room at the rear of the house opens to the garden patio through elegant bi-folding doors. The kitchen and dining area offer a contemporary twist on traditional country living, equipped with integrated appliances, shaker-style cabinetry, and solid quartz-stone work surfaces. The dining area also features bi-folding external doors, and access to both a fitted shower room, and a sunny aspect conservatory with stunning garden views.

The first floor is accessible via a private staircase leading to the main bedroom and en-suite bathroom. Additionally, there are three spacious double bedrooms, one of which will soon feature an en-suite shower room, to be installed by the current owners.

Externally, this remarkable family home boasts several outbuildings, including a garage block with a carport and external storage, as well as an additional garage and a home study/gym adjacent to the main building. The property sits on an expansive plot with beautifully manicured lawns, various fruit and nut trees, multiple patio and decked seating areas, and a charming timber summer house.



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

Ground Floor

Entrance Hall
Living Room
Kitchen/ Dining Room
Shower Room
Conservatory
Reception Room
Utility Room

External

Front Garden
Garage 1
Carpport
Store
Garage 2
Home Study/ Gym
Rear Garden
Outbuildings x2

First Floor

Bedroom 1
En-Suite Bathroom
Bedroom 2
Landing
Bedroom 4
Bedroom 3

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

Council Tax: Band F (Dover District Council)

Energy rating: Current D | 61. Potential B | 81.

Viewing by appointment only: Finn's Sandwich
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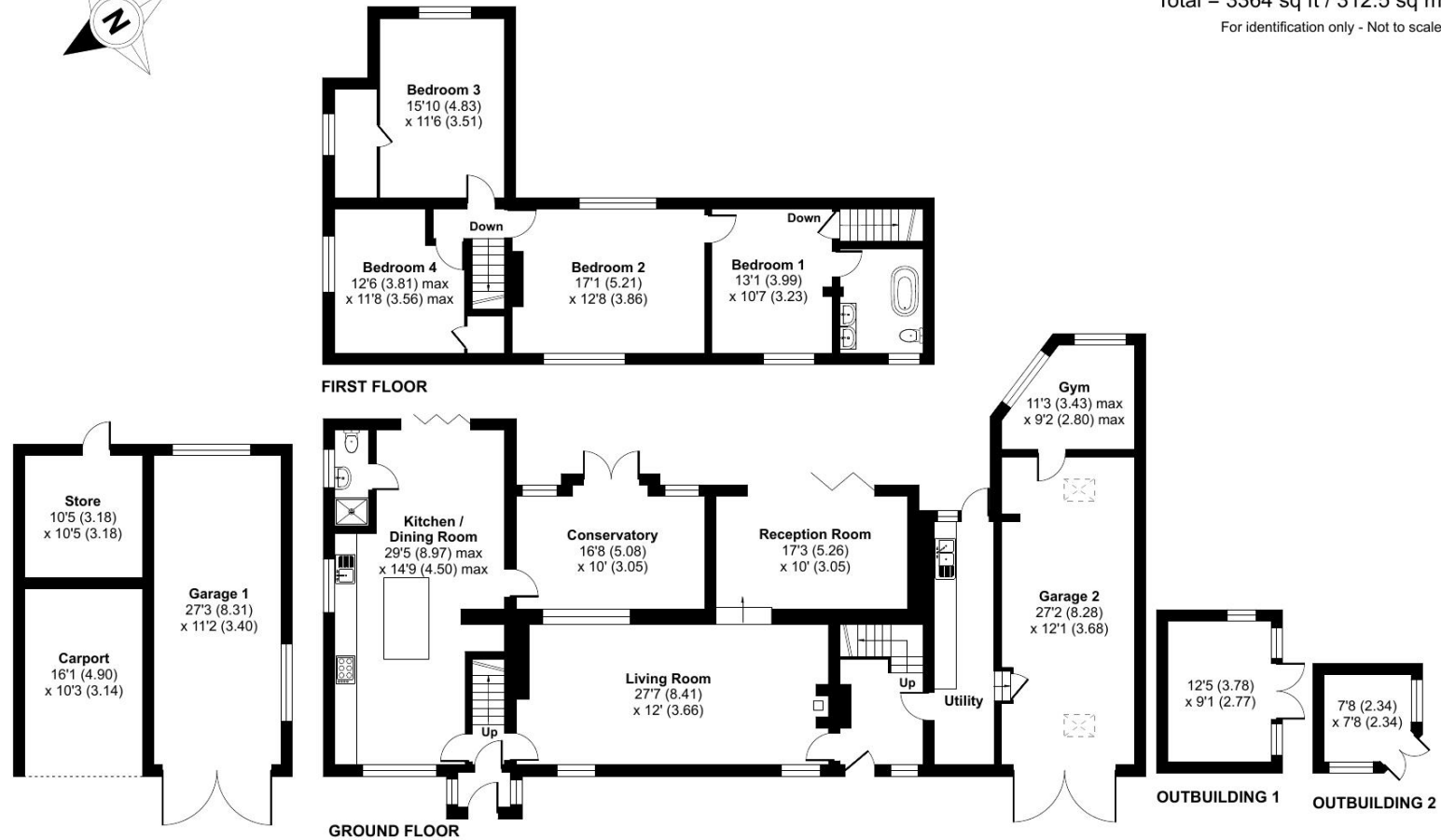
Approximate Area = 2366 sq ft / 219.8 sq m (excludes carport)

Garages = 721 sq ft / 67 sq m

Outbuilding = 277 sq ft / 25.7 sq m

Total = 3364 sq ft / 312.5 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). © nichecom 2024. Produced for Finns. REF: 1145511

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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