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Delf Street, Sandwich, Kent, CT13 9HD

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Delf Street

Sandwich, Kent, CT13 9HD

Guide Price £450,000

Freehold

Situated in the heart of medieval Sandwich, this delightful Grade II listed cottage is a property not to be missed, especially as it is being sold with no onward chain.

Blending character features with contemporary styling, the property welcomes you with an inviting entrance hallway and a well-appointed water closet. A sleek glazed door leads to a superb fitted kitchen, showcasing bespoke cabinetry, integrated appliances, and stone work surfaces. The open kitchen and dining area flow seamlessly into a spacious reception room, with patio doors opening onto a glorious courtyard garden.

On the first floor, the large principal bedroom features dual-aspect windows and a bank of fitted wardrobes. Additionally, there is a generous second bedroom and a modern fitted shower room with a convenient laundry closet.

Externally, the cottage boasts a tranquil courtyard garden with gated side access, two timber sheds, and a sunny aspect, allowing residents to enjoy natural sunlight throughout the day. This rarely available gem offers a unique blend of historic charm and modern convenience in a picturesque setting.

Sandwich, nestled in Kent, England, is a town brimming with history and charm. From its Roman roots evidenced in ancient walls to its medieval churches, it thrived as a Cinque Port, pivotal in England's maritime history. Today, its well-preserved timber-framed buildings line narrow, winding streets. Transport links via the A256, A299, and the Sandwich railway station ensure easy access to Canterbury, Dover, and London. The town offers a blend of independent shops, cafes, and restaurants, appealing to residents and tourists alike. Picturesque quayside walks and renowned golf courses like Royal St George's provide leisure options amid historic surroundings, making Sandwich a captivating destination blending heritage with modern amenities.



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

Ground Floor

Entrance Hall
WC
Living Area
Kitchen/ Dining Room

External

Garden
Shed 1
Shed 2

First Floor

Bedroom 1
Bedroom 2
Bathroom

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

Council Tax: Band D (District Council)

Agents Notes: This property is Grade II Listed. List entry no. 1299028.

Viewing by appointment only: Finn's Sandwich
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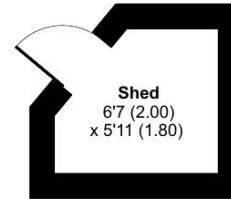
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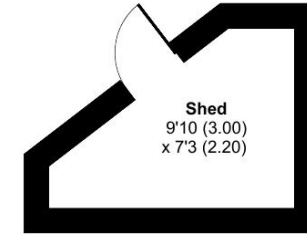


Approximate Area = 999 sq ft / 92.8 sq m
Outbuildings = 84 sq ft / 7.8 sq m
Total = 1083 sq ft / 100.6 sq m
For identification only - Not to scale

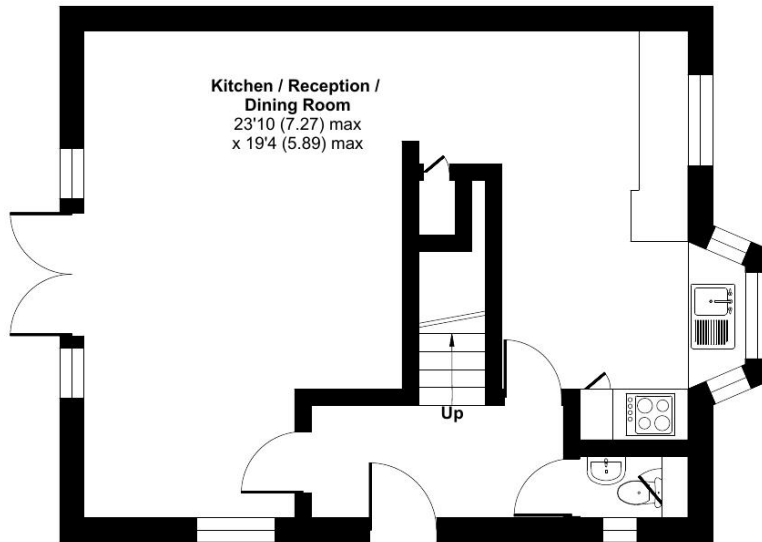
Garden
Approximate
26'11 (8.20)
x 21'4 (6.50)



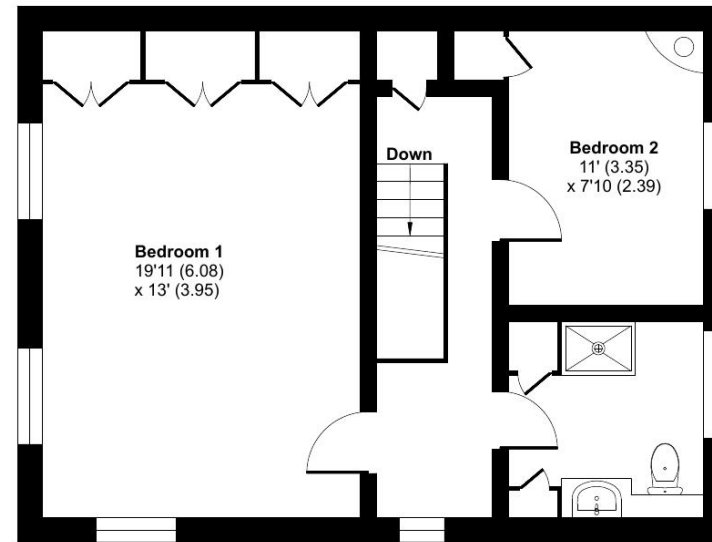
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1155244

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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