



Hamlin House

1 Clay Court | Woodnesborough | Sandwich | CT13 0EJ

FINE & COUNTRY





Step inside

Hamlin House

Hamlin House is a sumptuous yet classical residence built with all the care and attention to detail you could possibly imagine. From the moment you first see the beautiful external brickwork, attractive bespoke aluminum sash windows and the impressive front door flanked by matching multipane glass panels, you know you are in for a real treat. Once across the threshold into the spacious and welcoming entrance hall with its elegant Edwardian style staircase and engineered oak flooring you realise you are somewhere very special. Nowhere is this more apparent than when you walk into the enormous and breathtaking kitchen/breakfast room with its vast array of attractive but traditional units, white porcelain tiled floor, marble granite work tops, enormous central island and a wide variety of appliances to suit even the most demanding of families. These include an inset range style cooker with a five ring gas hob, an integrated fridge and separate freezer as well as a built in fridge freezer, dishwasher and instant boiling water tap. On one side there is a wall of five bi-folding doors to the very large terrace and double doors opening to the large dining room on the other, where you will be able to hold numerous family get togethers and sophisticated dinner parties. There is also a fitted utility room including a washer/dryer and a trendy modern cloak room and the well proportioned and attractive lounge with a central fireplace to sit round of a cold winter evening. However, if one wanted to enjoy the view of the rear garden, the recently added orangery is a delightful additional space to relax whilst you enjoy this wonderful addition to the property.

The first floor consists of a spacious galleried landing leading to the fabulous family bathroom designed along Edwardian lines but with a modern twist as well as four double bedrooms. These include bedroom 2 with en-suite facilities and built in wardrobes and the truly magnificent main bedroom with a superb en-suite wet room, large walk in wardrobe and charming seating area where you can sit and look out over the nearby fields. On the top floor you will find two large bedrooms one of which has a wonderful wet room en suite incorporating a large shower. This floor is almost like a separate apartment and would be an ideal spot for older children wanting a special place for themselves and their friends.

As if that was not enough, there is also a separate annexe incorporated into the double garage that would be useful as an office if you wanted to work undisturbed by activities in the main house. Alternatively, it could be just right for staff or other family members as it includes a fitted kitchen on the ground floor and a shower room and bedroom above the garage. The garden is very easy to maintain and is mainly made up of vast patios where you can host plenty of outdoor entertainment and a large lawn area as well as a driveway for off road parking.

Although the property has been built along traditional lines it incorporates all the latest electronic devices. These include a Bluetooth Sonos sound system on the ground floor, USP adaptor sockets throughout the building, remote controlled lighting in the reception rooms and bedrooms as well as CCTV and an alarm system for security purposes and even the LPG gas tank is underground, so is not seen.





Seller Insight

“ We have lived in the property since it was new and since then have looked after it and made improvements to ensure it still has that new home appeal. It is a beautiful house in a lovely location and I hope whoever buys it will enjoy everything that has been put into the creation of this special family home.

The unique development of individually designed spacious and detached properties is surrounded by farmland but is only a short distance from the village of Eastry and the hamlet of Woodnesborough. Eastry includes a convenience store, two hairdressers and a beauty therapy centre as well as a pharmacy and post office. The village hall is regularly used by many local organisations, including the local theatre company, the Horticultural Society, the Women's Institute, the Snooker Club and the local playgroup. It is also the venue for many village activities such as Zumba, Morris Dancing and various health and fitness classes.

There is also the delightful Five Bells country pub that you can always take a walk to in the summer sunshine, while you can get your car repaired at the garage in Woodnesborough. The Eastry primary school is very good and nearby is the excellent Northbourne prep school while for older children the St Roger Manwood Grammar School in Sandwich is very well respected.

If any family members are interested in riding there is a delightful equine centre literally across the road as well as a number of off road bridle paths and a riding shop in the village. There are also plenty of places to take your dog for a bracing walk and only a short distance down Hammill road is a dog grooming parlour and it is less than three miles to the White Mill veterinary centre to look after your pets.

It is easy to get to the lovely and historic Cinque Port town of Sandwich with its vast array of fascinating medieval properties, individual shops, restaurants and bars. For golfing enthusiasts Sandwich is the 'Mecca' with the Princes Golf Club and the championship course at Royal St Georges while water sport aficionados can join the Sandwich Bay Sailing and Motor Boat Club or the Sandwich Bay Sailing and Water Ski club.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











Travel Information

By Road	
Sandwich station	3.4 miles
Dover Docks	10.4 miles
Deal	7.4 miles
Canterbury	12.1 miles
Charing Cross	75.4 miles
Gatwick Airport	80.1 miles

By Train from Sandwich:

St. Pancras	1hr 27 mins
Victoria	1hr 53 mins
Charing Cross	2hrs 10 mins
Dover	22 mins
Canterbury	40 mins

Leisure Clubs & Facilities

Sandwich Leisure Centre	01304 614947
Prince's Golf Club	01304 611118
Royal St. George's Golf Club	01304 613090
Tides Leisure and Indoor Tennis	01304 373399
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Sandwich Tennis Club	

Healthcare

Dr Healy and Partners	01304 611608
The Market Place Surgery	08443 879997
The Butchery Surgery	01304 612138

Education

Primary Schools:

Eastry Primary School	01304 611360
Worth Primary School	01304 612148
Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Northbourne Park	01304 611215

Secondary Schools:

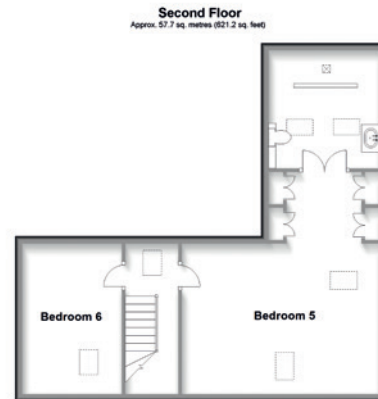
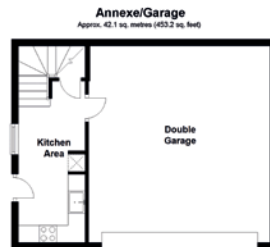
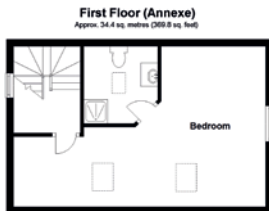
Duke of York's Royal Military School, Dover	01304 245023
Dover College	01304 205969
Kings School Canterbury	01227 595502
Sir Roger Manwood's Co-ed Grammar School	01304 613286
Sandwich Technology School	01304 610000
St. Lawrence College, Ramsgate	01843 572900

Entertainment

The Five Bells	01304 611188
The Crispin Inn	01304 621967
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362
George and Dragon	01304 613106
The Fisherman's Wharf	01304 613636

Local Attractions/Landmarks

Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Sandwich Town Trail
Pegwell National Nature Reserve
Walmer, Dover and Deal Castles
Salutation House Sandwich



GROUND FLOOR

- Entrance Hall 31'3 (9.53m) x 9'7 (2.92m) narrowing to 6'4 (1.93m)
- Lounge 15'9 x 14'7 (4.80m x 4.45m)
- Dining Room 18'6 x 17'1 (5.64m x 5.21m)
- Kitchen/Breakfast Room 24'6 (7.47m) x 21'4 (6.51m) narrowing to 18'5 (5.62m)
- Orangerie 22'6 x 16'0 (6.86m x 4.88m)
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing 19'5 x 12'6 (5.92m x 3.81m)
- Bedroom 2 15'9 x 15'0" + 11.9 x 9'7 (4.80m x 2.92m)
- En-Suite Shower Room
- Main Bedroom 9'7 x 9'3 (2.92m x 2.82m)
- Dressing Room 13'8 x 10'5 (4.17m x 3.18m)
- En-Suite Shower Room 13'8 x 11'4 (4.17m x 3.46m)
- Bedroom 3
- Family Bathroom

SECOND FLOOR

- Landing 17'9 x 13'7 (5.41m x 4.14m)
- Bedroom 5
- Dressing Area
- En-Suite Shower Room 10'5 x 10'2 (3.18m x 3.10m)
- Bedroom 6 13'7 x 9'0 (4.14m x 2.75m)

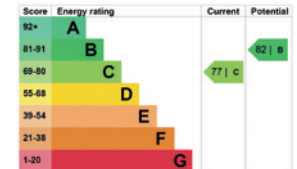
OUTSIDE

- Driveway 18'9 x 17'4 (5.72m x 5.29m)
- Double Garage 13'2 x 6'5 (4.02m x 1.96m)
- Annexe Kitchen 24'5 (7.45m) narrowing to 10'10 (3.30m) x 15'5 (4.70m)
- Annexe Bedroom
- Annexe En-Suite Shower Room

Council Tax Band: G

Tenure: Freehold

£ 1,000,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 08.02.2024





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