



Chantry House
28 High Street | Sandwich | Kent | CT13 9EB

FINE & COUNTRY



Step inside

Chantry House

In the heart of the medieval Cinque port town of Sandwich is this spacious and elegant Grade II Listed Georgian townhouse. It has been meticulously updated to provide everything required for modern day living, while still retaining delightful period features. Externally these include sash windows, a Kent peg tiled roof, chimneystacks and a panelled front door with an apex and pillared surround while internally you will find lovely fireplaces, wall panelling, high skirtings, picture rails and coved ceilings. The property is fitted with acoustic secondary glazing units throughout.

The entrance hall has half height panelled walls, Travertine flooring with underfloor heating that flows through much of the ground floor, access to a cloakroom and a door to the cellar. The cellar makes an excellent storage facility and a place to keep your fine wines. There is an attractive dining room for those more formal occasions that includes an original fireplace with an open fire and sculptured surround as well as fitted shelving and a central painted beam. The elegant drawing room has inset ceiling lights, built in shelving and cupboards, picture rails and high skirting boards that give it such a great character, and is just the place for some 'quiet' time. However, the 'star of the show' has to be The recently created family room. This has two high vaulted ceilings incorporating skylights, two sets of bi-fold and French doors to the garden adjacent to the dining area and a raised contemporary electric fire as a focal point providing plenty of heat in the seating area. The large kitchen/breakfast space is ideal for anyone who enjoys catering and entertaining. It incorporates a central island/breakfast bar and bespoke solid oak units finished in Farrow & Ball paint housing a variety of high end appliances including a five ring gas hob with a glass backsplash, a built in oven, warming drawer and microwave as well as an integrated dishwasher and American style fridge freezer.

The first floor landing includes a charming seating area and leads to a stunning family bathroom room with a large freestanding Kohler bath, a similarly styled basin and a black tiled surround wet room style shower as well as three double bedrooms with fitted wardrobes including one with an ensuite wet room. On the top floor there is a double bedroom with a vaulted ceiling currently designed as a very useful office as it is quiet and away from any distractions in the other parts of the home, a sitting room or additional bedroom, a bathroom and a double bedroom with delightful far reaching views including the St Peter's Church Clock Tower, as well as a studio being used as a gym.

In the delightful and secluded walled rear garden there is a large Travertine tiled seating area for outdoor entertaining, wonderfully mature olive trees, mimosa, fig and persimmon trees, storage sheds and a wood store as well as a rear gate to the adjacent alleyway, while residents parking is available across the road.





Seller Insight

“ This is a charming family home and we have been very happy here but it is time to downsize. The house is ideally located in the centre of Sandwich with its delightful pubs, hotels, restaurants and independent shops. Golfing addicts can enjoy their game at Princes and the world renowned St George's championship course while sailing enthusiasts can moor their boats along the River Stour, which is only a few minutes' walk. There is an excellent grammar school in Sandwich as well as other grammar schools and top class private schools in Thanet, Dover and Canterbury. From Sandwich there is the high speed train to St Pancras and a good road network to Dover, Canterbury, Folkestone, Thanet and London.”*



* 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 0.5 miles
 Canterbury 13.7 miles
 Channel Tunnel 22.0 miles
 Dover Docks 14.1 miles
 Gatwick Airport 80.1 miles
 Charing Cross 75.4 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

Healthcare

The Market Place Surgery 08443 879997
 The Butchery Surgery 01304 612138

Leisure Clubs & Facilities

Royal St. George's Golf Club 01304 613090
 Prince's Golf Club 01304 611118
 Cinque Port Golf Club 01304 374007
 Sandwich Bay Sailing and Water Ski Club 07530 857163
 Sandwich Bay Sailing Club 01304 363052

Tides Leisure and Indoor Tennis
 Sandwich Leisure Centre
 Sandwich Bowling Club
 Sandwich Town Cricket Club
 Sandwich Tennis Club

Education

Primary Schools:
 Primary Schools:
 Sandwich Infant School
 Sandwich Junior School
 Cartright and Kelsey Primary
 St Faith's Prep
 Northbourne Park Prep

Secondary Schools:
 Sir Roger Manwood's Co-ed Grammar School
 Duke of York's Royal Military School, Dover
 Dover College
 Kings School Canterbury
 St Edmunds Canterbury
 Sandwich Technology School

01304 373399
 01304 614947
 01304 611100
 01304 617237

01304 612228
 01304 612227
 01304 812539
 01304 813409
 01304 611215

01304 613286
 01304 245023
 01304 205969
 01227 595502
 01227 475600
 01304 610000

Entertainment

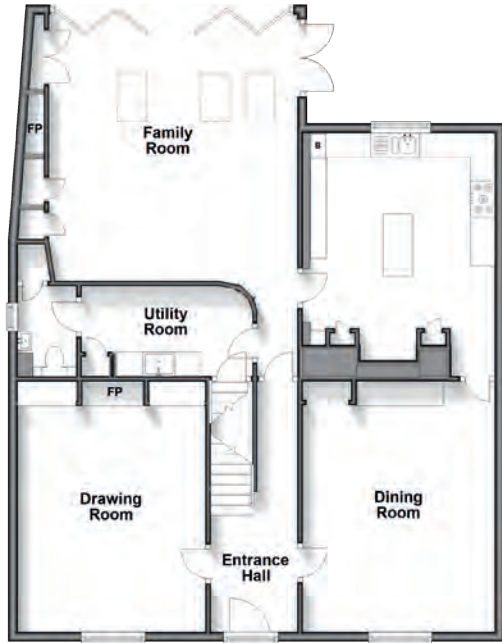
Empire cinema 01304 620480
 Luigis 01304 615297
 The Brasserie on the Bay 01304 611118
 The Blue Pigeons 01304 613233
 The Bell Hotel 01304 613388
 Blazing Donkey 01304 617362

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
 Sandwich and Pegwell National Nature Reserves
 Walmer, Dover and Deal Castles
 Salutation House Sandwich

Ground Floor

Approx. 112.9 sq. metres (1215.6 sq. feet)



Split Level First Floor

Approx. 85.2 sq. metres (917.2 sq. feet)



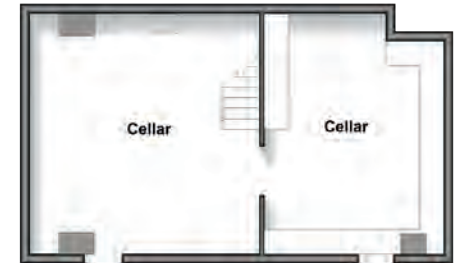
Split Level Second Floor

Approx. 62.2 sq. metres (670.0 sq. feet)



Basement

Approx. 41.0 sq. metres (441.1 sq. feet)



GROUND FLOOR

Entrance Hall	
Drawing Room	16'5 x 12'6 (5.01m x 3.81m)
Dining Room	16'9 x 12'10 (5.11m x 3.91m)
Kitchen/Breakfast Room	14'2 x 11'11 (4.32m x 3.63m)
Family Room	17'11 x 15'5 (5.46m x 4.70m)
Utility Room	11'4 x 6'0 (3.46m x 1.83m)
Cloakroom	

BASEMENT

Wine Cellar

FIRST FLOOR

Landing	
Gym Area/Study	11'9 x 5'9 (3.58m x 1.75m)
Bedroom 1	13'5 x 12'3 (4.09m x 3.74m)
En Suite Shower Room	

Bedroom 2	12'11 x 12'9 (3.94m x 3.89m)
Bedroom 3	12'11 x 12'6 (3.94m x 3.81m)
Family Bathroom	12'11 x 6'6 (3.94m x 1.98m)

SECOND FLOOR

Landing	
Bedroom 4	16'6 x 9'11 (5.03m x 3.02m)
Bedroom 5	13'9 x 9'6 (4.19m x 2.90m)
Sitting Room	16'2 (4.93m) narrowing to 10'3 (3.13m) x 12'0 (3.66m)
Studio	14'1 x 7'0 (4.30m x 2.14m)
Bathroom	

OUTSIDE

Rear Garden

Council Tax Band: G
Tenure: Freehold



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 10.07.2024





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