



Oast View

Beacon Lane | Woodnesborough | Sandwich | Kent | CT13 0PD

FINE & COUNTRY

Step inside

Oast View

Originally designed and built for the owners in the mid-1990s, this unique detached family home is stunning and, with its differing roof lines, chimneystack, bay window and brick arch entrance, it has charming external appeal even before you walk through the front door. It also includes an impressive detached two-storey annexe. The property was completely updated and refurbished about seven years ago with modern bathrooms and windows with a new kitchen installed just three years ago. Having been beautifully maintained ever since, new owners can walk straight into the house with nothing to do except install their furniture and enjoy everything this lovely property has to offer. Located on the outskirts of the village of Woodnesborough, opposite farmland and the Kent countryside, it offers delightful rural views but is also easily accessible to Eastry and Sandwich.

The main entrance to the property is via a small private road that leads to just three architect designed detached houses and is flanked by a lawn with access to the block paved 'in and out' carriage driveway bordered by raised shrub beds and where you can park three or four cars. There is a detached double garage and the arched porch with a contemporary grey and glass front door that opens into brick surround porch with glazed doors to a spacious entrance hall. This has engineered oak flooring that flows through much of the ground floor as well as stairs to the first floor and a useful understairs cupboard.

There is an open archway access to a good sized, dual aspect study with full fibre internet so is ideal for anyone working from home, a downstairs cloakroom and a large fitted utility room with laundry facilities, room for additional appliances and a door to the garden. The spacious light and bright triple aspect sitting room includes a delightful box bay window, an impressive brick surround fireplace with a solid wood beam and a flame effect electric fire that could always be replaced by a log burner.

Family and friends will be delighted to sit down for a meal in the elegant, dual aspect dining room or enjoy an informal get together in the large, recently installed, kitchen/breakfast room. The U-shaped kitchen area incorporates charming dove grey shaker style units with hard wearing worktops that house appliances including a Miele five ring gas hob, two Neff slide-and-hide built-in ovens with one being a steamer, an integrated fridge and dishwasher. The dual aspect breakfast area provides plenty of natural light, space for a table and chairs as well as French doors to the pergola covered rear terrace.

On the wide first floor galleried landing you will find double storage and airing cupboards, access to the family bathroom and four dual aspect double bedrooms with delightful views. There is a guest room with fitted wardrobes and an en suite shower and the very large main bedroom with space for a seating area, built in wardrobes and an en suite shower.

The very impressive detached annexe was originally a barn and has been recreated in the barn style with a traditional black weatherboard exterior, wood framed windows and a bespoke pitched slate roof. It can be accessed either from the garden or via a separate driveway from the road with a five bar gate entrance. This drive makes it ideal as a separate access to the annexe if you are considering long term or holiday lets or you want a studio and/or offices, but it is also very useful as off road parking for a caravan, motorhome, boat or horsebox. However the annexe would also make a delightful home for family members.

The contemporary glass panelled front door to the annexe opens directly into a spacious dual aspect living area with solid oak flooring, bespoke ash open tread stairs to the first floor and a fitted kitchen area with a Neff oven and hob as well as stand-alone appliances and a door to a semi-private garden. This could become totally private with an extension to the existing inner garden fence. Half-way up the stairs there is an airing cupboard while the good sized landing on the first floor leads to the bathroom and a fascinating double bedroom, both of which have vaulted ceilings and Velux windows.

The main garden includes the lovely pergola covered Indian sandstone terrace that is ideal for al fresco dining and continues around part of the side garden that includes a small lawn, vegetable garden, a plum tree, greenhouse and garden shed. The terrace leads to a curved Indian sandstone path bordered by a large lawn that is ideal for kids and dogs to play in, together with raised brick surround shrub and flower beds. It leads to a front gate and the detached double garage with its double electric roller door. This brick building could always be converted into additional accommodation if required, subject to the necessary planning permissions.







Seller Insight

“ We were very excited to have the opportunity to build this special house in such a delightful area. We had let the property for some time, but we returned here seven years ago and have thoroughly enjoyed updating and completely refurbishing the property over that time, and also creating the annexe. However we feel it is time to move nearer to our son and let another family enjoy everything we have done to create such a special home. There is even the opportunity for new owners to expand the property even further by incorporating additional accommodation in the loft as well as converting the garage.

Although it has all the advantages of country living the property is not far from the medieval Cinque Port town of Sandwich with its mainline high speed train that can whisk you to St Pancras in under an hour and a half. Sandwich also includes the well-respected Sir Roger Manwood Grammar School where our children thrived, a vast array of fascinating medieval properties, individual shops, restaurants and bars. Golfing enthusiasts can indulge their passion as Sandwich is the 'Mecca' for golf with the championship courses at Royal St Georges and Princes Golf Club while water sport aficionados can join the Sandwich Bay Sailing and Motorboat Club or the Sandwich Bay Sailing and Water Ski club.

The house is also quite close to Eastry village with its historic 17th century Five Bells country pub, 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 and health and fitness classes. The Eastry primary school is very good and nearby is the renowned Northbourne prep school while, for older children Canterbury, Thanet and Dover offer top class public schools as well as other excellent grammar schools.

If any family members are interested in equine activities there is the local Castle Stud providing training and livery services plus there are a number of off road bridle paths and a riding shop in Eastry. 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 while it is less than three miles to the White Mill veterinary centre to look after your pets.”*

* 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

Sandwich	2.1 miles
Eastry	1.8 miles
Channel Tunnel	19.8 miles
Dover Docks	11.9 miles
Deal	7.9 miles
Canterbury	11.6 miles
Charing Cross	76.0 miles
Gatwick Airport	78.7 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

Woodnesborough Gardening Club	01304 812802
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

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:

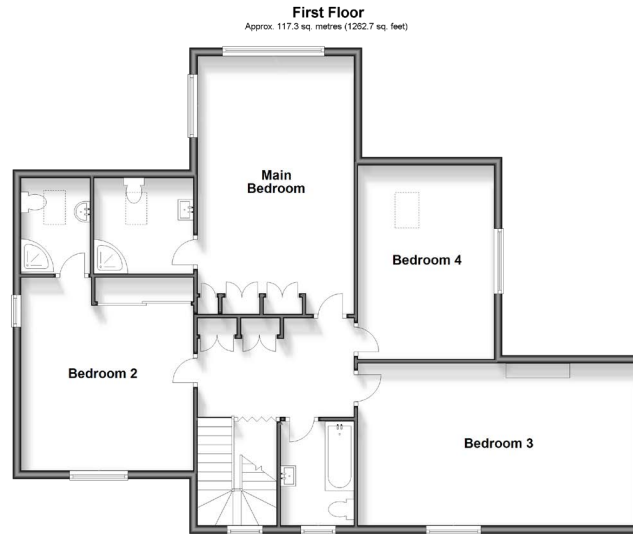
Sir Roger Manwood's Grammar	01304 613286
Sandwich Technology School	01304 610000
Duke of York's Royal Military School	01304 245023
Dover College	01304 205969
Kings School Canterbury	01227 595502
St. Lawrence College, Ramsgate	01843 572900

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

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

Porch	
Entrance Hall	
Sitting Room	22'3 x 12'10 (6.79m x 3.91m)
Dining Room	15'5 x 11'0 (4.70m x 3.36m)
Kitchen/Breakfast Room	20'5 x 12'6 (6.23m x 3.81m)
Utility Room	13'6 x 9'6 (4.12m x 2.90m)
Cloakroom	
Study	13'6 x 9'8 maximum (4.12m x 2.95m)

FIRST FLOOR

Landing	
Bedroom 3	22'3 x 12'10 (6.79m x 3.91m)
Bedroom 4	15'5 x 10'9 (4.70m x 3.28m)
Main Bedroom	20'7 x 12'3 (6.28m x 3.74m)
En Suite Shower Room	
Bedroom 2	15'4 x 13'6 (4.68m x 4.12m)
En Suite Shower Room	
Family Bathroom	

OUTSIDE

- Rear Garden
- Side Garden
- Driveway
- Annexe Driveway
- Annexe Garden

OUTBUILDING 2 GROUND FLOOR

Annexe Kitchen/Living Room	24'0 maximum x 14'0 (7.32m x 4.27m)
Toilet	

OUTBUILDING 2 FIRST FLOOR

Landing	
Annexe Bedroom	13'9 x 11'0 (4.19m x 3.36m)
Annexe Bathroom	

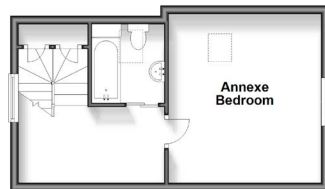
OUTBUILDING 1

Double Garage	18'0 x 18'0 (5.49m x 5.49m)
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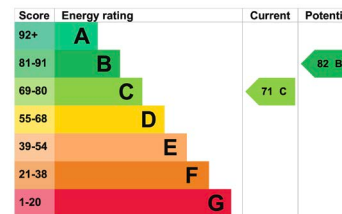
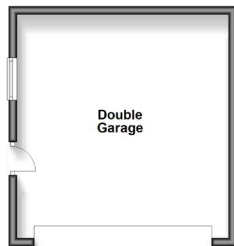
Outbuilding 2 Ground Floor
Approx. 31.1 sq. metres (335.2 sq. feet)



Outbuilding 2 First floor
Approx. 29.2 sq. metres (314.7 sq. feet)



Outbuilding 1
Approx. 27.9 sq. metres (300.3 sq. feet)



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 19.08.2024





Annexe



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