



Driftwood
St. Georges Lees | Sandwich | Kent | CT13 9JS

FINE & COUNTRY

Step inside

Driftwood

Situated on sought after St. George's Lees, a few minutes' walk from Sandwich station and a short stroll from the town centre, is this delightful, detached family home. Originally built in the 1950s, it has been extensively modernised by the current owners.

With off road parking for three cars, the front door is approached via a pedestrian gate and pathway flanked by a slate shingle shrub bed and a lawn. It opens into a hall with stairs to the first floor, an understairs cupboard and a very useful downstairs shower room. There is a superb triple aspect sitting room with a large bay window and log burner. Engineered grey oak flooring flows into the hall and charming dual aspect study.

The focal point of this home is an open plan family space that incorporates a well-proportioned contemporary kitchen, dining room and lounge area. Exposed beams and LED spotlights adorn the ceiling. There is hard wearing LVT flooring throughout. The modern kitchen is light and airy with a full height side window and three bi-fold doors that lead to the rear terrace and garden. It includes attractive units with quartz worktops, a built in Neff combi-microwave and 'slide and hide' oven, a Neff induction hob, and inbuilt Samsung fridge freezer. The rear terrace is perfect for al fresco dining and the lawn, surrounded by shrub borders, is ideal for children to play in. A door from the dining area leads to the garage that has automatic doors and is plumbed with a sink and washing machine.

Off the galleried landing on the first floor there is a contemporary bathroom and three double bedrooms including one with fitted wardrobes. The very large dual aspect main bedroom enjoys a raft of built in cupboards, additional eaves storage and a trendy ensuite with a bath and twin vanity basins.







Seller Insight

“ We absolutely love this house. St. George's Lees is very peaceful and is perfectly located close to the centre of Sandwich but just outside the conservation area. It is also ideally located for the brilliant local schools and commuting to London via the High Speed 1 connection to St. Pancras International. Our family has recently increased in size and very reluctantly feel that we need to upsize to meet the demands of our many children and frequent visits from grandparents and friends.

The medieval Cinque port town of Sandwich is a rare gem with its beautiful buildings, pubs, hotels, restaurants, and boutiques. There are many gorgeous places to go for walks. Budding golfers can enjoy their game at the world-renowned Royal St George's championship course, Royal Cinque Ports, and Princes. Boating enthusiasts can moor up along the River Stour and the beach at Sandwich Bay is close by.

Nearby Sandwich Junior School is rated Outstanding by Ofsted, while Sir Roger Manwood's grammar school provides excellent secondary education. Additional first class secondary and private schools are available in the nearby towns as well as Northbourne Park and St Faith's prep school in Northbourne and Ash.”*

* 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

By Road:	
Sandwich station	0.1 miles
Canterbury	13.9 miles
Channel Tunnel	22.2 miles
Dover Docks	14.3 miles
Gatwick Airport	80.3 miles
Charing Cross	75.6 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

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	01304 373399
Sandwich Leisure Centre	01304 614947
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Sandwich Tennis Club	

Education

Primary Schools:	
Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Cartright and Kelsey Primary	01304 812539
St Faith's Prep	01304 813409
Northbourne Park Prep	01304 611215

Secondary Schools:	
Sir Roger Manwood's Co-ed Grammar School	01304 613286
Duke of York's Royal Military School, Dover	01304 245023
Dover College	01304 205969
The Kings School Canterbury	01227 595502
St Edmunds Canterbury	01227 475600
Sandwich Technology School	01304 610000

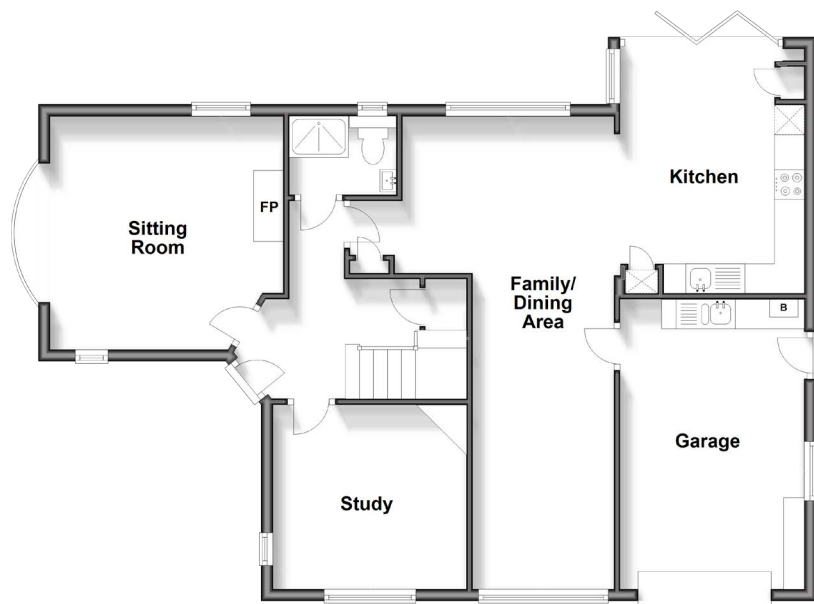
Entertainment

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. 90.8 sq. metres (977.9 sq. feet)



GROUND FLOOR

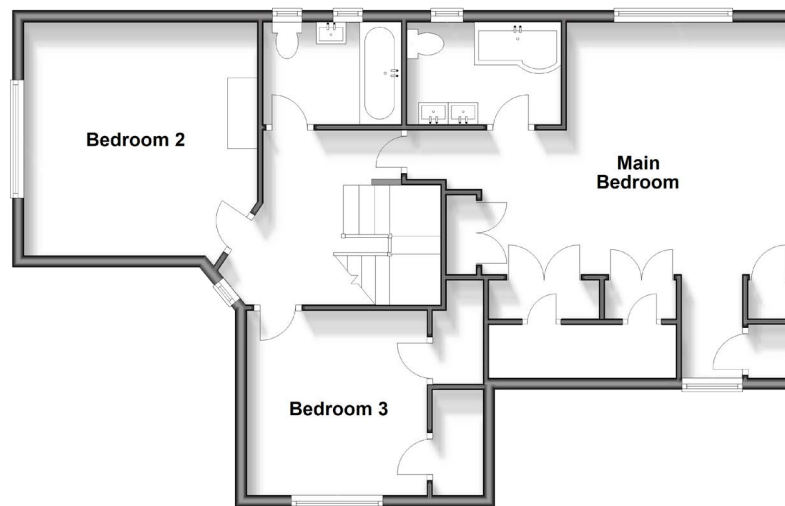
Entrance Hall	
Study	10'0 x 9'9 (3.05m x 2.97m)
Sitting Room	14'9 x 12'9 (4.50m x 3.89m)
Shower Room	
Family/Dining Area	(L-shaped) 17'5 x 7'7 (5.31m x 2.31m) plus 11'7 x 8'8 (3.53m x 2.64m)
Kitchen	13'3 x 10'1 (4.04m x 3.08m)

FIRST FLOOR

Landing	
Main Bedroom	16'6 (5.03m) narrowing to 12'4 (3.76m) x 14'1 (4.30m)
En Suite Bathroom	
Family Bathroom	
Bedroom 2	13'0 x 12'9 (3.97m x 3.89m)
Bedroom 3	10'0 x 9'9 (3.05m x 2.97m)

First Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



OUTSIDE

Rear Garden	
Side Garden	
Front Garden	
Driveway	
Garage	16'7 x 10'2 (5.06m x 3.10m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: E
Tenure: Freehold



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

