



8 Vicarage Lane  
Sandwich, CT13 9HJ  
£325,000

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# 8 Vicarage Lane

Sandwich

A sympathetically refurbished and beautifully presented cottage in a highly sought after location close to the town centre.

## Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

## The Property

Having been the subject of a sympathetic refurbishment this charming mid-terraced cottage showcases immaculate accommodation throughout seamlessly blending many original period features with contemporary style. The comfortable sitting room offers a fireplace with log burner and sash window complimented with shutter blinds. A part panelled glazed door leads through to the dining room where there is a useful under-stairs storage cupboard. There is a further glazed door allowing plenty of natural light into the dining room and access into the pretty courtyard garden. The kitchen is thoughtfully designed with a good range of fitted cupboards, integrated dishwasher, oven / hob, and ceramic circular sink. Two double bedrooms and a modern bathroom suite occupy the first floor with stairs leading to a useful attic room, ideal as a study or hobby room with eaves storage.

The cottage further benefits from secondary and double glazing, and gas fired central heating.

## Outside

A well presented courtyard garden, wall enclosed with crazy paving and raised beds to one side. There is a brick built outhouse/utility room with plumbing and space for a washing machine, tumble dryer plus additional fridge or freezer. The gas combi boiler is also housed here.

## Services

All mains services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

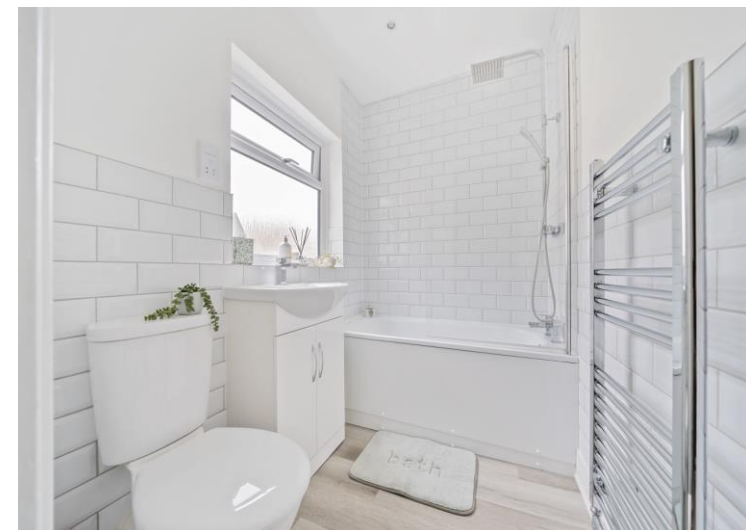
Freehold

**Current Council Tax Band: B**

**EPC Rating: D**

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

Total Approximate Area = 868 sq ft / 80.6 sq m

Limited Use Area(s) = 76 sq ft / 7.1 sq m

Outbuilding = 19 sq ft / 1.8 sq m

For identification only - Not to scale



Denotes restricted head height

**Sitting Room**  
14' 1" x 10' 7" (4.29m x 3.22m)

**Dining Room**  
11' 10" x 10' 6" (3.60m x 3.20m)

**Kitchen**  
9' 8" x 4' 10" (2.94m x 1.47m)

**Store**  
5' 1" x 2' 7" (1.55m x 0.79m)

**First Floor**

**Bedroom One**  
11' 0" x 10' 7" (3.35m x 3.22m)

**Bedroom Two**  
11' 11" x 7' 9" (3.63m x 2.36m)

**Bathroom**  
6' 9" x 4' 11" (2.06m x 1.50m)

**Second Floor**

**Attic Room**  
17' 0" x 8' 11" (5.18m x 2.72m)

**Eaves**  
9' 2" x 5' 11" (2.79m x 1.80m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**  
Approx. 324 SQFT (INTERNAL)

**FIRST FLOOR**  
Approx. 314 SQFT (INTERNAL)

**ATTIC ROOM**  
Approx. 211 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1058582

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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