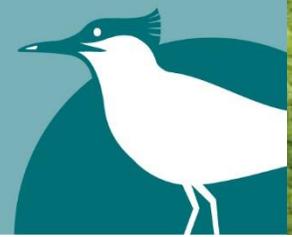




Beech Cottage, Beacon Lane
Woodnesborough, CT13 0PD
£575,000

colebrooksturrock.com





Beech Cottage

Beacon Lane, Woodnesborough, Sandwich

A charming, characterful family home providing well-presented and versatile accommodation.

Situation

This characterful family home is set within the village of Woodnesborough and surrounded by open countryside, lying just over a mile to the west of the ancient town and Cinque Port of Sandwich. The town offers a comprehensive range of amenities within its compact centre including excellent shopping from its range of independent stores, as well as a choice of two supermarkets. There are doctors' and dentists' surgeries and excellent transport links by rail or bus, including a direct service to London St. Pancras. The coastline nearby provides excellent recreation opportunities including links golf at several nearby courses, including Royal St Georges. Sailing, Fishing, cycling and excellent walking are all readily accessible.

The Property

Dating from 1860 Beech Cottage was originally constructed as living accommodation for the Pump Master of the neighbouring Woodnesborough Pumping Station. This attractive Victorian family home, with its tile hung upper elevation and ornate brick window surrounds, has been lovingly updated and extended by the present owners to create a versatile modern living space that blends harmoniously with the abundance of character features throughout. From the charming exposed brick and beamed entrance hallway two doors access both the kitchen/diner and the study/snug which also interconnect forming part of the semi open-plan layout. Beyond the kitchen/dining area lies a comfortable family room and to rear a light filled sitting room occupies the modern extension, complete with Velux windows, exposed beams and French doors which overlooks and opens onto the garden. A useful utility room sits beyond the study/snug, whilst the cleverly concealed guest bedroom four complete with ensuite shower room, secretly resides behind the guise of understairs storage. Three delightful double bedrooms occupy the first floor which are serviced by a bright and airy family bathroom.

Outside

Enclosed by an attractive Victorian brick wall, Beech Cottage enjoys a gravelled off road parking to front which accesses the single garage beyond. To rear is a generous lawned garden with established planting to borders and pleasant outlook beyond. A patio and decked area runs the full width of the rear elevation incorporating a timber shed and an impressive timber veranda, measuring 13' 7" x 11' 1" (4.14m x 3.38m), which provides an alfresco retreat having power, lighting and heat lamps connected.

Services

Mains electric, water and gas are understood to be connected to the property. Drainage is via cesspool (currently emptied quarterly).

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

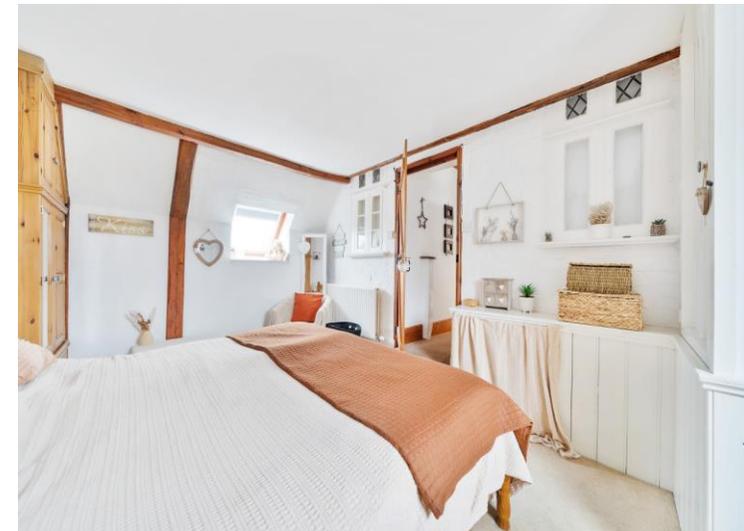
EPC Rating: E

Declaration of Interest

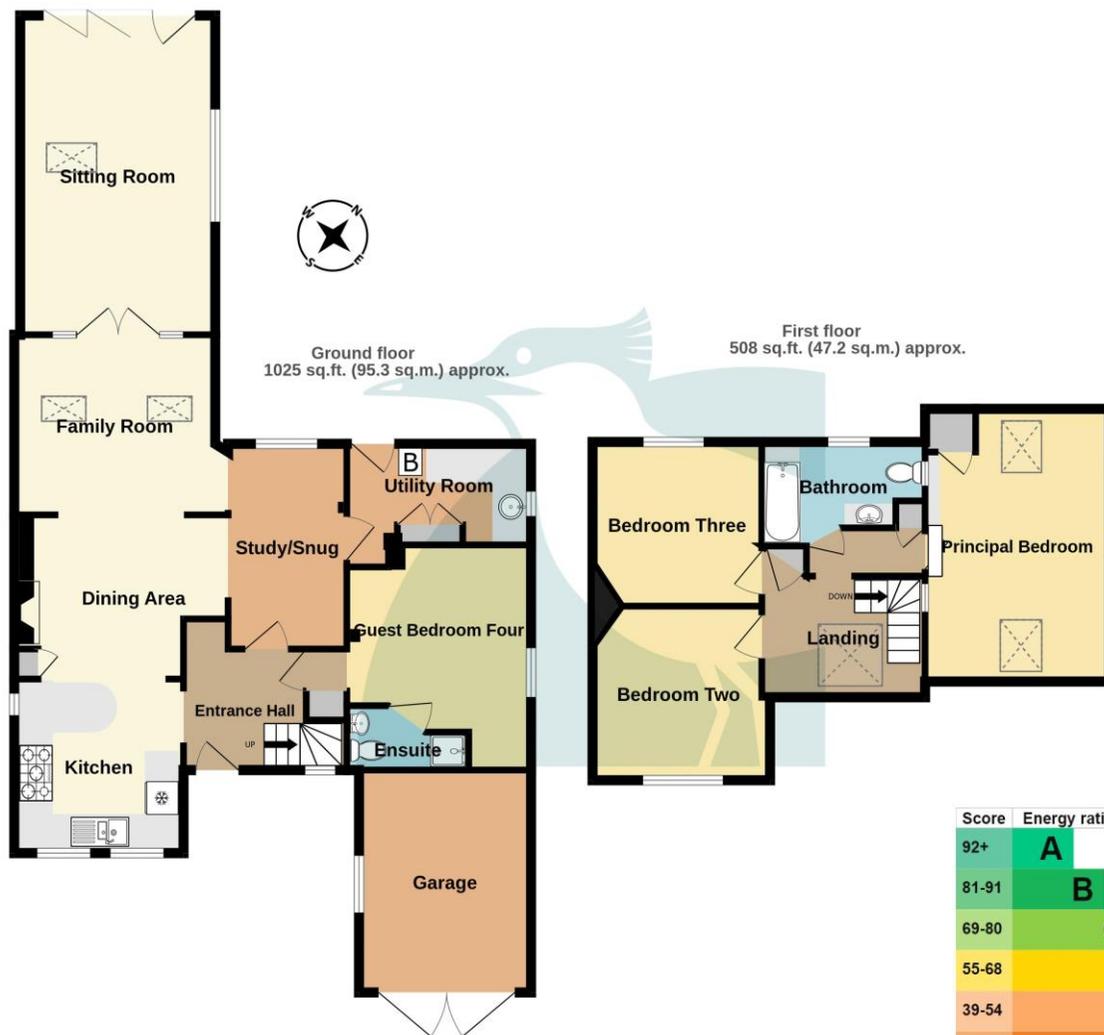
Please note the owners of this property are related to an employee of Colebrook Sturrock.

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 FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Entrance Hall

9' 7" x 6' 11" (2.92m x 2.11m) plus recess

Kitchen

10' 1" x 9' 11" (3.07m x 3.02m)

Dining Area

12' 6" max x 9' 6" (3.81m x 2.89m)

Family Room

11' 9" x 10' 5" (3.58m x 3.17m)

Sitting Room

18' 6" x 11' 6" (5.63m x 3.50m)

Study/Snug

12' 0" x 7' 1" (3.65m x 2.16m)

Utility Room

10' 9" x 5' 9" (3.27m x 1.75m) plus recess

Guest Bedroom Four

10' 4" x 10' 2" (3.15m x 3.10m) plus recess

Ensuite

7' 0" max into shower recess x 3' 9" (2.13m x 1.14m)

Garage

Approximate External Measurements 13' 8" x 10' 10" (4.16m x 3.30m)

First Floor

Principal Bedroom

15' 10" x 10' 6" (4.82m x 3.20m)

Bathroom

9' 9" x 5' 0" (2.97m x 1.52m) widening to 6' 0" (1.83m)

Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m) plus shallow recess

Bedroom Three

10' 6" x 9' 9" (3.20m x 2.97m)

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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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