



Mill Reef, Church Street
Eastry, Sandwich, CT13 0HQ
£400,000

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Mill Reef

Church Street, Eastry, Sandwich

An immaculate detached cottage, tucked away within the heart of the village, boasting off road parking and an enclosed garden with south-westerly aspect.

Situation

Set in the heart of this popular village Mill Reef is within easy walking distance of the village school and an impressive array of village shops including, grocers, post office/news agent, veterinary clinic, pharmacist, baker, butcher, hairdresser, pub and two take-aways. Sandwich town is less than 3 miles away with its greater range of amenities including two very good secondary schools. Eastry village is by-passed and offers a peaceful place to live within easy reach of good shopping and an array of leisure facilities.

The Property

Mill Reef is the quintessential hidden gem, an immaculate detached cottage that has been lovingly and tastefully refurbished throughout by the current owner, to a high standard of finish, seamlessly combining modern comforts with an abundance of character and charm. Notable features include the latch panelled doors and sympathetic panelling that run throughout. The entrance hallway incorporates a useful study nook and ground floor cloakroom whilst an attractive glazed door leads through to a generous dual aspect sitting room, with stairs to first floor and central focal point fireplace. Beyond lies a handsome fitted kitchen with a range of handleless units, range cooker, integrated dishwasher and porcelain sink. Two double bedrooms and a delightful shower room occupy the first floor along with an enchanting principal bedroom suite with double glazed doors opening to a luxurious ensuite bathroom.

Outside

The property is approached via a shared driveway positioned between two local amenities that front onto Church Street. Beyond the driveway lies an off road parking space and a well tended and enclosed garden, landscaped with a combination of lawn and ornate planting dissected by paved pathways which lead up to a gravelled seating area and a useful store. A spacious brick built garden store lies to the side to which part is used as a laundry room with power, lighting and plumbing connected.

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: D

EPC Rating: D

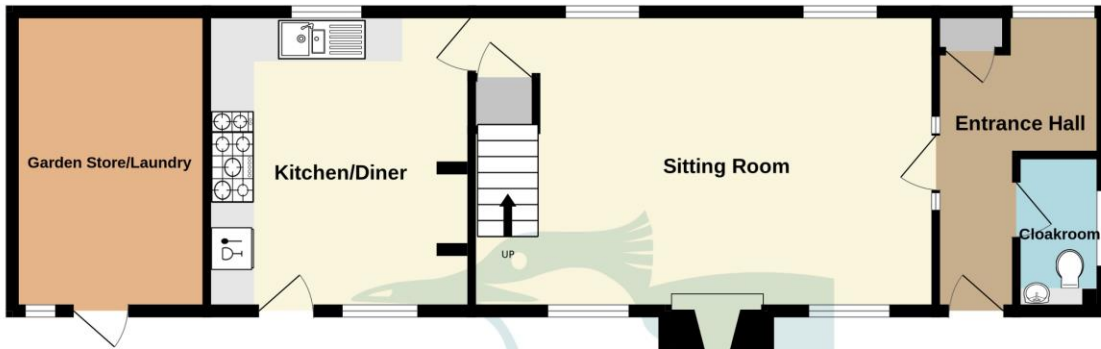
Agents Note

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.

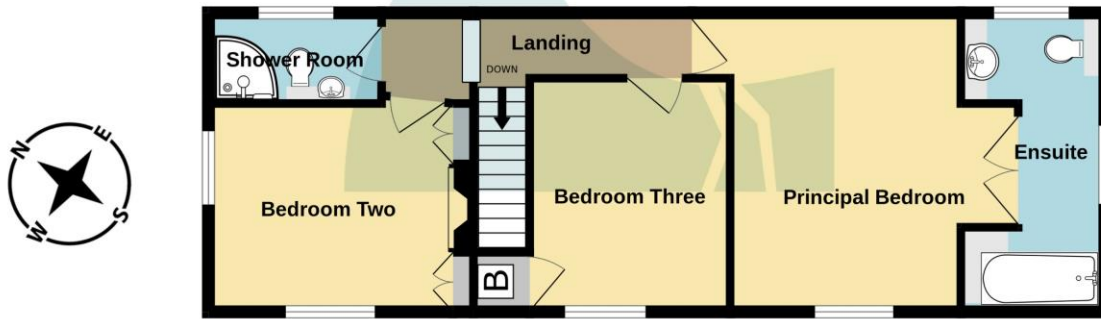


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
681 sq.ft. (63.3 sq.m.) approx.



First floor
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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Entrance Hall

11' 11" x 3' 0" (3.63m x 0.91m) extending to 7' 8" (2.34m) x 5' 11" (1.80m)

Cloakroom

6' 8" x 3' 9" (2.03m x 1.14m)

Sitting Room

21' 4" x 13' 8" (6.50m x 4.16m)

Kitchen/Diner

13' 7" x 12' 2" (4.14m x 3.71m)

Garden Store/Laundry

14' 0" x 8' 11" (4.26m x 2.72m)

First Floor

Principle Bedroom

13' 8" x 10' 7" (4.16m x 3.22m) plus recesses.

Ensuite Bathroom

13' 7" x 3' 6" (4.14m x 1.07m) extending to 6' 4" (1.93m) either side.

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m)

Bedroom Three

10' 4" x 8' 10" (3.15m x 2.69m)

Shower Room

7' 11" x 4' 2" (2.41m x 1.27m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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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