



Knightriders, Knightrider Street
Sandwich, CT13 9ER
OIRO £1,200,000

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Knightriders

Knightrider Street, Sandwich

Chain free opportunity to acquire a wonderful family home, set within generous gardens, in an enviable town centre location.

Situation

The property is located in one of the most favoured parts of the ancient town of Sandwich, close to the riverside with its pubs and restaurants, opposite The Salutation Gardens, and next door to St Clements Church with shops and many other local amenities within a few yards. Sandwich Lawn Tennis Club lies nearby, while Royal St Georges and Prince's Golf Clubs 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

Nestled in one of the most sought-after areas in Sandwich, adjacent to the picturesque St Clements church, stands a wonderful family home awaiting its next chapter. The property is coming to the market for the first time since its bespoke construction for the present family owners in the mid-1960s. Situated on a generous 0.4-acre plot, this is a rare gem offering a unique opportunity for refurbishment and modernisation. The accommodation is nicely configured over two floors with a spacious entrance hall, study, dining room, sitting room, kitchen/breakfast room, utility room and ground floor cloakroom. An easy staircase leads to the first floor where there is a spacious landing, principal bedroom with en-suite bathroom, guest bedroom with en-suite shower and wc. and two further double bedrooms, one of which has a door leading to the family bathroom which also has access to it from the landing.

Outside

The property's generous plot includes well-maintained gardens and outdoor spaces with mature trees, lush greenery, and open spaces which offer the potential for creating a private oasis, perfect for family gatherings, entertaining, or simply enjoying the tranquillity of the surroundings. A garden wall separates the rear garden from a substantial former vegetable garden, offering potential for a variety of uses. Double wrought iron gates open up onto a gravel drive allowing ample off-road parking for numerous vehicles and leads to a detached outbuilding / double garage which has potential for conversion subject to usual planning consents. There are a further two single garages accessed directly from Knightrider Street.

Services

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

Local Authority

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

Tenure

Freehold

EPC Rating: E

Current Council Tax Band: G

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](tel:01304612197)

Total Approximate Area = 2355 sq ft / 218.7 sq m

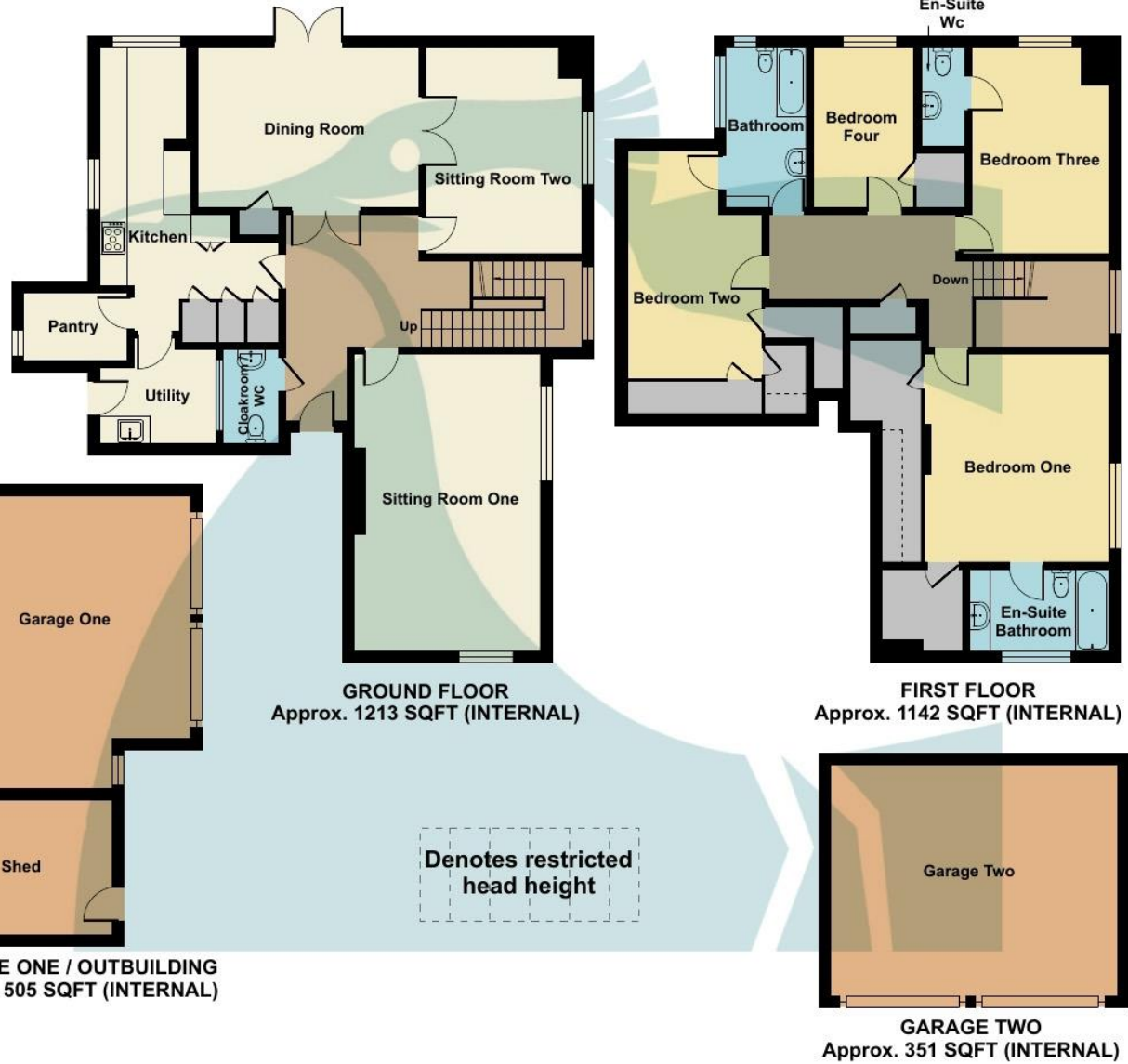
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 728 sq ft / 67.6 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 3230 sq ft / 299.8 sq m

For identification only - Not to scale



Sitting Room One

21' 8" x 13' 1" (6.60m x 3.98m)

Sitting Room Two

15' 0" x 11' 5" (4.57m x 3.48m)

Dining Room

15' 11" x 11' 8" (4.85m x 3.55m)

Cloakroom/WC

6' 10" x 4' 0" (2.08m x 1.22m)

Kitchen

21' 2" x 13' 3" (6.45m x 4.04m)

Pantry

7' 6" x 4' 6" (2.28m x 1.37m)

Utility Room

8' 11" x 6' 10" (2.72m x 2.08m)

Bedroom One

15' 1" x 13' 9" (4.59m x 4.19m)

Ensuite Bathroom

10' 3" x 5' 11" (3.12m x 1.80m)

Bedroom Two

16' 7" x 9' 10" (5.05m x 2.99m)

Bathroom

11' 6" x 5' 5" (3.50m x 1.65m)

Bedroom Three

15' 0" x 10' 8" (4.57m x 3.25m)

Ensuite WC

7' 2" x 3' 6" (2.18m x 1.07m)

Bedroom Four

11' 5" x 7' 9" (3.48m x 2.36m)

Garage One

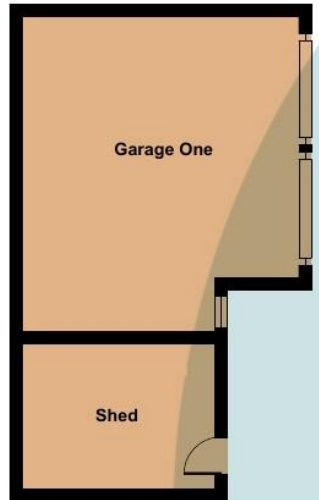
21' 4" x 18' 9" (6.50m x 5.71m)

Garage Two

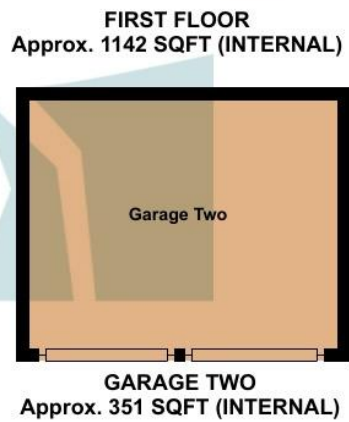
20' 11" x 16' 11" (6.37m x 5.15m)

Shed

13' 0" x 9' 10" (3.96m x 2.99m)



GARAGE ONE / OUTBUILDING
Approx. 505 SQFT (INTERNAL)



GARAGE TWO
Approx. 351 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1076661



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19 Market Street, Sandwich, Kent, CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com
www.colebrooksturrock.com



colebrooksturrock.com



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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