



Sunnymead, Ash Road  
Sandwich, CT13 9JA  
£565,000

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# Sunnymead

Ash Road, Sandwich

A stunning semi-detached Edwardian home with spacious extended accommodation, drive-through garage and beautiful gardens with a plot size of 0.21 acres.

## 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. Both Sandwich, Canterbury and the new Parkway Railway Station in Cliffsend (approx 7.5 miles) offer high speed train services to London St Pancras, 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

Sunnymead is a stunning Edwardian semi-detached home with attractive brickwork, bay windows and characterful original features, that run throughout this spacious and beautifully maintained family home. A stained glass panelled door leads to the entrance hallway as the two principal reception rooms lie adjacent. The generous bay windowed dining room to the front features a striking fireplace, high skirtings and picture rail, whilst double folding panelled doors open this space through to the matching sitting room, with French doors opening to the garden. To rear a contemporary kitchen is fitted with sleek modern units and integrated appliances. Beyond a rear lobby gives access to a useful laundry room plus ground floor shower room, and the dual aspect family room provides a lovely bright space to enjoy the garden. Three double bedrooms, complete with fireplaces, occupy the first floor along with a further single bedroom and modern bathroom fitted with

three piece matching white suite. This truly delightful family home is double glazed and gas centrally heated.

## Outside

Sunnymead is set back from the road by a lawned garden enclosed by an attractive brick wall with path to front door and driveway to side providing off road parking and access to a single drive through garage. To the rear is a substantial well-tended lawned garden with hedged and fenced boundaries stocked with a variety of established planting and mature fruit trees. There is a double shed complete with power and a bicycle store. The plot size amounts to approximately 0.21 acres.

## 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  
771 sq.ft. (71.6 sq.m.) approx.



First floor  
566 sq.ft. (52.6 sq.m.) approx.

TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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**Dining Room**  
12' 11" into bay x 13' 0" (3.93m x 3.96m)

**Sitting Room**  
12' 10" x 11' 8" (3.91m x 3.55m)

**Kitchen**  
14' 10" x 10' 1" (4.52m x 3.07m)

**Laundry**  
6' 10" x 3' 9" (2.08m x 1.14m)

**Shower Room**  
8' 0" x 3' 11" (2.44m x 1.19m)

**Family Room**  
11' 1" x 9' 10" (3.38m x 2.99m)

**First Floor**

**Principal Bedroom**  
14' 2" x 11' 9" (4.31m x 3.58m)

**Bedroom Two**  
11' 7" x 10' 9" (3.53m x 3.27m)

**Bedroom Four**  
9' 5" x 5' 8" (2.87m x 1.73m)

**Bathroom**  
6' 9" x 6' 5" (2.06m x 1.95m)

**Bedroom Three**  
10' 4" x 7' 10" (3.15m x 2.39m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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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