



5 Paradise Row
Sandwich, CT13 9HU
£725,000

colebrooksturrock.com





5-7 Paradise Row

Sandwich

A handsome Grade II Listed detached family home, set in a tranquil town centre position, with large gardens, off road parking and a garage.

Situation

The house is situated at the end of a short narrow lane within the Sandwich town Conservation Area in a very quiet spot away from passing traffic. It is surrounded by other period properties and backs on to its own lovely garden. The town centre shops and restaurants are five minutes' walk away. There you find all essential amenities including, doctors, dentists, pharmacy, post office, library and a regular bus service to neighbouring towns. Sandwich railway station offers a fast service to London St Pancras. There are good Junior and Secondary schools in the town and several sports clubs. Canterbury is 13 Miles, Deal 6 miles. Sandwich Bay is a mile and a half to the east with three excellent championship golf courses.

The Property

This is a handsome Grade II listed detached period home boasting spacious and characterful accommodation over three floors. The charming beamed sitting room, having dual aspect, enjoys a focal point fireplace and a snug area to one end with conservatory beyond overlooking and opening on to the beautiful gardens. An elegant panelled dining room is accessed from the entrance hallway and features an attractive fireplace flanked by matching display alcoves. Beyond this lies the kitchen/breakfast room fitted with a range of Shaker units and integrated cooking appliances. There is also a useful utility room and ground floor cloakroom. Arranged over the first and second floors are four double bedrooms serviced by both a bathroom and separate shower room. This beautifully presented and well proportioned family home is gas centrally heated.

Outside

Well stocked established gardens sit to the side and rear of the house with lawns, paved patio areas, established vegetable garden with fruit cages, greenhouse, timber sheds and a myriad of ornamental trees and shrubs providing shade and screening where required. The garden borders the Delf Stream so there is abundant wildlife to observe at most times of the year. Parking and garage: - the driveway offers vehicular parking for up to three vehicles with turning and a detached garage with additional storage space within its roof space. A small car could also be parked on the opposite side of the house.

Services

All main 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

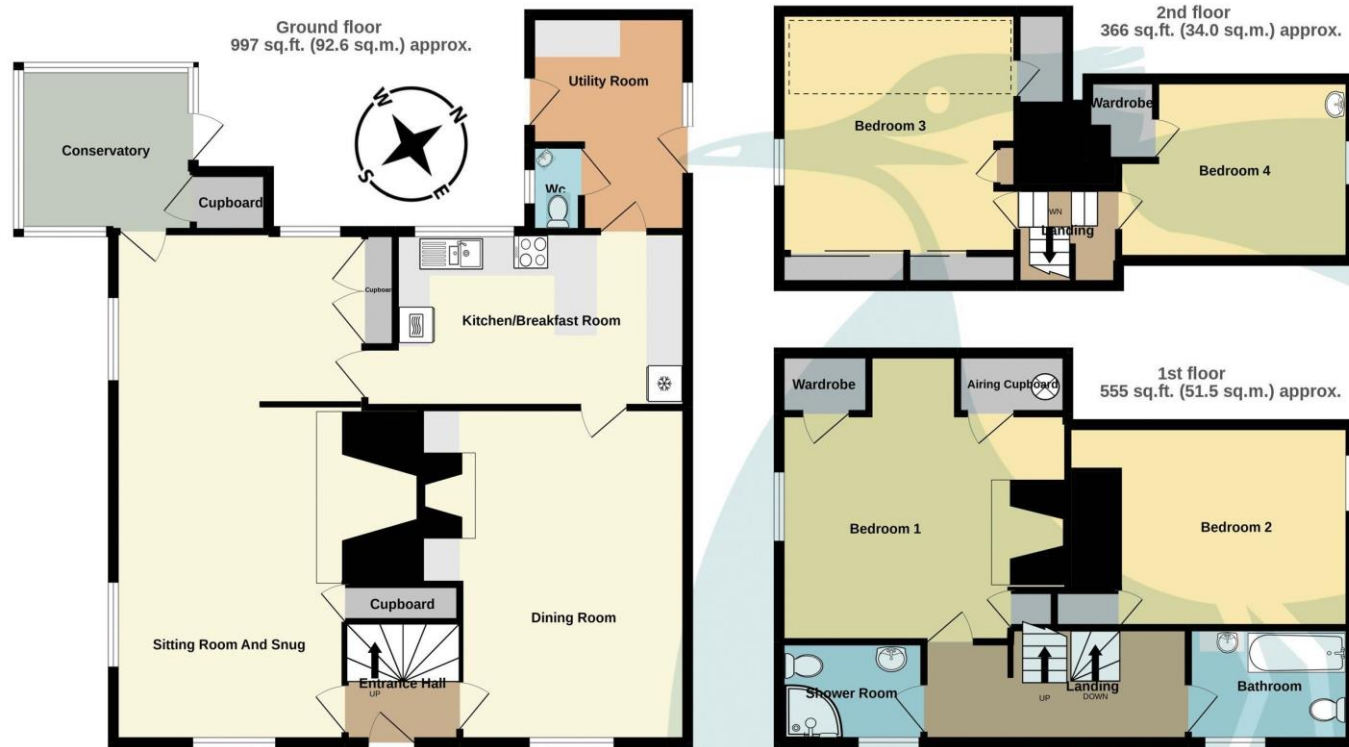
EPC Rating: E

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**



- Entrance Hall**
- Sitting Room**
27' 5" x 13' 10" max (8.35m x 4.21m) x 12' 9" min
- Conservatory**
9' 5" x 8' 10" (2.87m x 2.69m)
- Kitchen/Breakfast Room**
18' 0" x 9' 5" (5.48m x 2.87m)
- Utility Room**
11' 8" x 8' 8" (3.55m x 2.64m)
- Dining Room**
17' 6" x 12' 6" (5.33m x 3.81m)
- First Floor**
- Bedroom One**
15' 7" x 12' 8" (4.75m x 3.86m)
- Bedroom Two**
12' 10" x 10' 11" (3.91m x 3.32m)
- Shower Room**
7' 11" x 5' 5" (2.41m x 1.65m)
- Bathroom**
8' 11" x 6' 2" (2.72m x 1.88m)
- Second Floor**
- Bedroom Three**
13' 1" x 13' 0" (3.98m x 3.96m)
- Bedroom Four**
12' 7" x 9' 8" (3.83m x 2.94m)
- Detached Brick Single Garage**
Standing at the end of the long driveway

TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

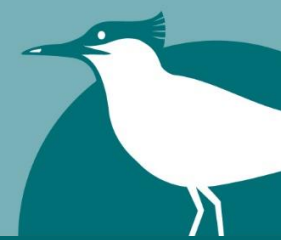
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 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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