



The Haven, Deal Road  
Sandwich, CT13 0BU  
£799,999

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# The Haven

Deal Road, Sandwich

A recently constructed and beautifully finished detached family home, offering spacious, light filled accommodation together with impressive energy efficiency.

## Situation

Located just ½ mile from the centre of this popular medieval town, The Haven stands on the southern outskirts of Sandwich. It is within easy walking distance of excellent schools and leisure facilities, supermarkets and a good selection of local shops, plenty of pubs and eating places with coffee bars and attractive open spaces. The mainline railway station (with High Speed services to London) is nearby whilst renowned golf links at Royal St. George's Golf Club (venue for The Open), Prince's and Royal Cinque Ports lie along the Sandwich Bay coastline. Further shopping is available in the larger nearby centres of Deal, Canterbury and at Westwood Cross, Broadstairs.

## The Property

Having recently been constructed by the current owners The Haven is a beautifully finished detached family home that certainly lives up to its name! Spacious, light filled accommodation runs throughout and combines a luxurious spec with impressive energy efficiency. Both the ground and first floors feature underfloor heating, while solar panels and a battery storage system power the electrics and hot water, with a gas boiler as a backup. The inviting central entrance hall is flanked with a study to the left and cosy sitting room to the right, where the bespoke oak bookshelves cleverly conceal sliding pocket doors, which leads through to a spectacular kitchen/dining room. This enviable space connects directly to the decked terrace via two large bi-folding doors, making it a fantastic family/entertaining space with the granite topped painted oak Umbermaster kitchen units and matching island taking center stage. A useful utility room and cloakroom lie adjacent as well as a separate door to the side exterior. To the first floor are four double bedrooms, three of which are generous in size and feature ensuite shower rooms, and a separate family bathroom complete with separate shower cubicle and an exquisite solid stone freestanding bath. Additionally, the property boasts

handsome double glazed sash windows and is covered by an NHBC Guarantee until June 2033.

## Outside

The property is set back from the road where a block paved driveway provides ample off road parking and vehicular access to the tandem double garage, having power and light connected together with an electric sectional roller door. To the rear is a generous private lawned garden, screened at the boundaries by established shrubs and mature trees whilst stocked flower borders provide year round interest. A large decked terrace runs the across the rear elevation and extends out to meet the lawn. A timber clad studio provides a versatile space away from the house and is double glazed with power and lighting connected. Additional brick built and timber sheds provide useful storage.

## Services

All mains services are connected to the property with the addition of solar panels linked to a battery storage system. Underfloor heating runs throughout and all systems installed are compatible should the property be upgraded with an air or ground source heat pump.

## Local Authority

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

## Tenure

Freehold

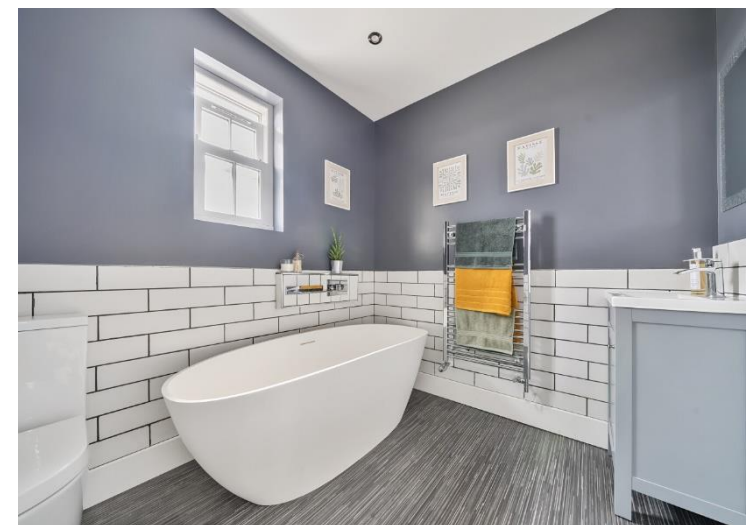
Current Council Tax Band: F

EPC Rating: B

## 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**



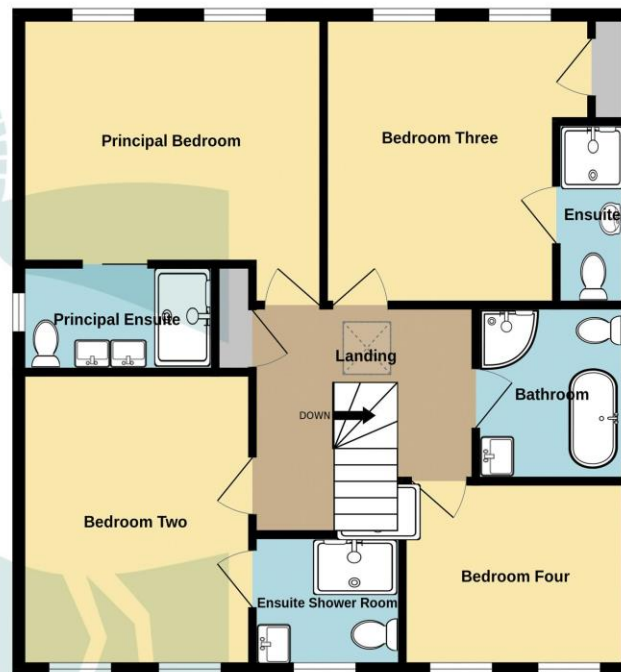
Ground Floor  
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 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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First Floor  
805 sq.ft. (74.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Entrance Hall

14' 5" x 7' 2" (4.39m x 2.18m)

## Sitting Room

14' 1" x 10' 8" (4.29m x 3.25m)

## Kitchen/Dining Room

28' 9" x 14' 9" (8.76m x 4.49m)

## Utility Room

L-shaped 10' 1" max x 7' 7" max (3.07m x 2.31m)

## Cloakroom

5' 3" x 3' 0" (1.60m x 0.91m)

## Study

10' 1" x 6' 6" (3.07m x 1.98m)

## Garage

29' 5" x 9' 5" (8.96m x 2.87m)

## First Floor

## Principal Bedroom

14' 2" x 11' 0" (4.31m x 3.35m)

## Principal Ensuite

9' 0" x 4' 9" (2.74m x 1.45m)

## Bedroom Two

13' 0" x 10' 7" (3.96m x 3.22m)

## Ensuite Shower Room

6' 9" x 5' 2" (2.06m x 1.57m)

## Bedroom Three

12' 10" x 10' 8" (3.91m x 3.25m)

## Ensuite

8' 1" x 3' 2" (2.46m x 0.96m)

## Bedroom Four

10' 6" x 8' 2" (3.20m x 2.49m)

## Family Bathroom

7' 9" x 7' 0" (2.36m x 2.13m)

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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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