



Lime Tree House, 34 Upper Strand Street
Sandwich, CT13 9EL
£750,000

colebrooksturrock.com





Lime Tree House

34 Upper Strand Street, Sandwich

A rare opportunity to purchase a wonderful home in central Sandwich, enjoying lovely gardens, off road parking and a garage.



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 nearby 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.

bedroom, two bathrooms and second bedroom on the first floor, and a further bedroom with en-suite dressing room and shower room occupying the second floor.

Outside

Outside, the property benefits from a generous, wall enclosed corner plot garden. The mature garden offers plenty of space for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings. With some attention, this garden could become a true oasis, complementing the grandeur of the house itself. A driveway provides off-road parking and access to the garage.

The Property

Nestled in the historic town of Sandwich, Kent, this early 18th-century Georgian home exudes timeless charm and character. This distinguished residence, which has remained in the same family's ownership since 1951, offers a rare opportunity to own a piece of history. The accommodation is spread across three floors, reflecting the elegant proportions and craftsmanship of its era. The home is in need of modernisation and tender loving care, providing the perfect canvas for restoration enthusiasts to breathe new life into its beautiful bones. As you step inside, you're greeted by high ceilings, original fireplaces, and large sash windows that flood the rooms with natural light. The spacious rooms retain much of their original detailing, including ornate cornices, wood paneling, and period doors. The layout is versatile, and comprises an entrance hall, sitting room, garden room, kitchen, and utility/cloakroom on the ground floor. Principal

Services

All main services are connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

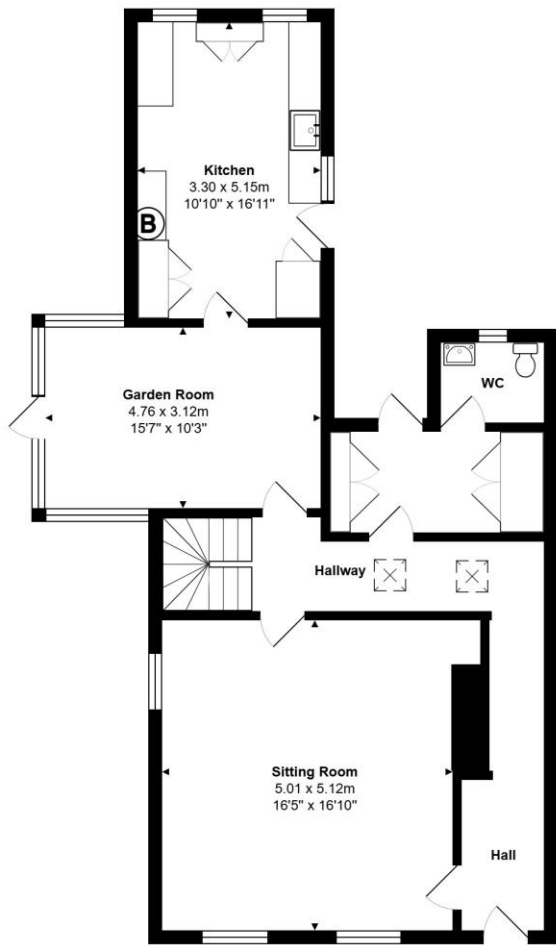
EPC Rating: F

Agents Note

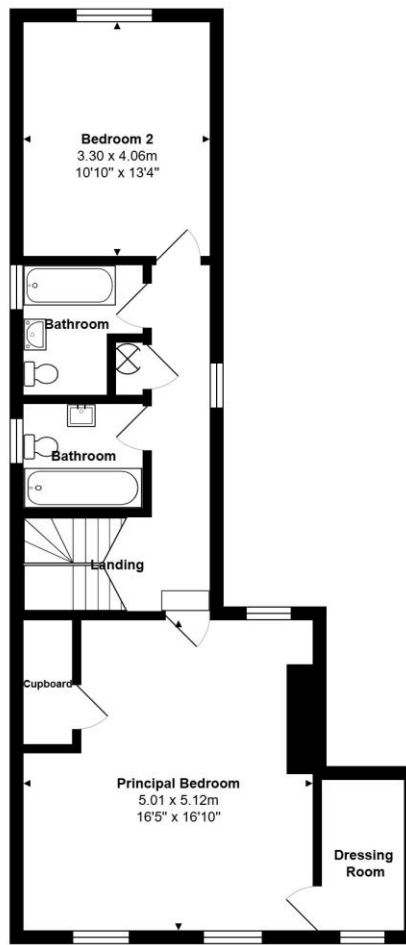
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Total Area: 179.4 m² ... 1931 ft²

Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement
This plan is for illustrative purpose only .

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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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