



1 Millwall Place,
Sandwich, CT13 9BQ
£679,000

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1 Millwall Place, Sandwich

An immaculately presented 16th Century residence, set in the heart of Sandwich, complete with private landscaped garden, garage and off road parking space.

Situation

This distinguished residence lies within the ancient town's conservation area close to all of the shops and amenities and surrounded by other similar pretty cottages. The schools, bank, doctors and railway station are all easily walkable from here and parking is available at all times for visitors in one of the three nearby town centre car parks. Sandwich has a good variety of boutique shops, restaurants, cafes and pubs plus excellent leisure facilities including three championship golf courses along the coast nearby. From Sandwich town, Deal is 5 miles, Westwood Cross (for shopping) 6 miles and Canterbury 13 miles. The town is also well positioned for roadlinks with the A258/A2 and A299 Thanet Way within easy reach.

The Property

Nestled in the heart of the historic town of Sandwich, 1 Millwall Place offers immaculately presented and spacious living within a beautifully refurbished 16th-century residence. The current owners have meticulously blended modern convenience and exquisite design with the abundant characterful features of the period.

The ground floor features two generous reception areas, including a luxurious sitting room at the front, showcasing an impressive inglenook fireplace. At the rear, a charming kitchen/dining room boasts low-level wall panelling, a sleek, modern kitchen with concrete worktops, and a bay with French doors that open onto the rear garden. This space also includes a lovely feature fireplace with a wood-burning stove.

The first and second floors house four elegantly presented double bedrooms, each benefitting from contemporary ensuite facilities, offering both comfort and style, whilst a further fifth bedroom/study is also located on the first floor.

Outside

A truly lovely landscaped walled garden lies to the rear where a peaceful and secluded paved patio, with BBQ area, connects to the kitchen/dining room, perfect for alfresco entertaining. Established shrubs and dramatic structural planting provides a magnificent backdrop together with year round interest. Steps lead up a flat lawned area, complete with raised beds and a children's play area. From the lawned area a doorway leads to a garage, with up and over door. The garage, 20' 1" x 10' 0" (6.12m x 3.05m), is approached from Barnesende Court (off Millwall Place) where there is a parking space for one car immediately outside the garage door.

Services

We understand that all main services are connected to this property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: TBC

Agents Note

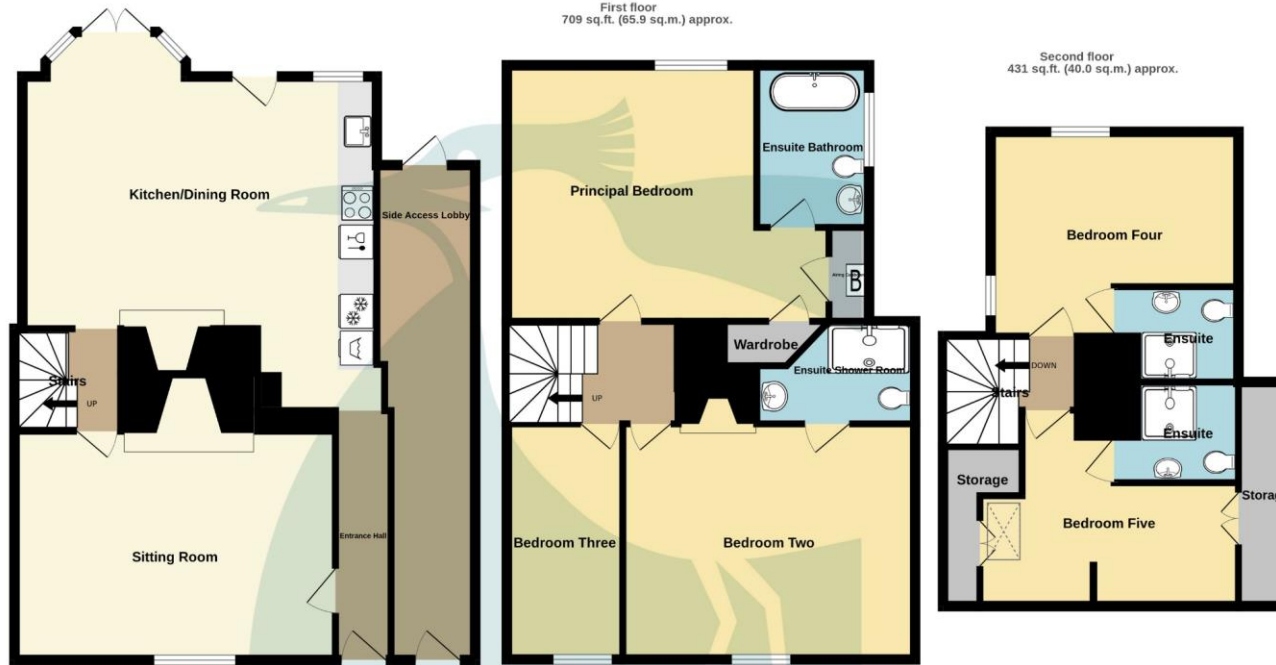
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



Ground floor
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2111 sq.ft. (196.2 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- Entrance Hallway
- Sitting Room
18' 3" x 12' 10" (5.56m x 3.91m)
- Kitchen/Dining Room
19' 6" x 14' 0" (5.94m x 4.26m)
- Principal Bedroom
18' 2" x 14' 5" (5.53m x 4.39m)
- En-suite Bathroom
8' 2" x 6' 7" (2.49m x 2.01m)
- Bedroom Two
16' 6" x 13' 3" (5.03m x 4.04m)
- En-suite Shower Room
7' 8" x 5' 5" (2.34m x 1.65m)
- Bedroom Three
13' 3" x 6' 6" (4.04m x 1.98m)
- Bedroom Four
13' 11" x 11' 6" (4.24m x 3.50m)
- En-suite
6' 9" x 5' 4" (2.06m x 1.62m)
- Bedroom Five
14' 7" x 6' 11" (4.44m x 2.11m)
- En-suite
6' 9" x 5' 8" (2.06m x 1.73m)
- Side Access Lobby
27' 10" x 5' 0" (8.48m x 1.52m)
- Garage
20' 1" x 10' 0" (6.12m x 3.05m)

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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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