



3 The Chain  
Sandwich, CT13 9BJ  
£279,500

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# 3 The Chain

## Sandwich

A charming Grade II Listed cottage within the heart of Sandwich, offering refurbished accommodation and a large rear garden.

### Situation

The property stands well within the town conservation area surrounded by a host of similar characterful, mainly Tudor timber-framed cottages. Sandwich offers a variety of facilities including well regarded schools and specialist shops, and all the amenities of a market town. There are many lively street fairs through the summer months, and Sandwich is well known for its championship links golf course including Royal St George's which is due to host the open golf championship again in 2020. Nearby Westwood Cross, Deal and Canterbury provide a comprehensive choice of high street brands, leisure pursuits and cultural interests. From Sandwich railway station London St Pancras is just 90 minutes away, and the ferry port at Dover and channel tunnel terminal at Folkestone offer easy access to the continent of Europe.

### The Property

Very well presented one bedroom Grade II listed cottage in the town centre area with wonderful and surprisingly large rear garden for its position. The current owner of this period cottage has lovingly refurbished throughout, fitting a multi-fuel wood burning stove in the sitting room fireplace which heats the cottage, together with supplemental electric heaters when required. The exposed pretty old bricks and beams throughout the cottage provide a pleasing atmospheric feel and the vendor, in his restoration works, has adopted a sensible approach to the new fixtures and fitting he has introduced to make this a comfortable cottage to live in or to stay for a few days.

### Outside

The rear garden is approached through double doors from the rear of the kitchen/dining room with a couple of steps up to the main garden level which is paved through the middle and up to the larger patio area towards the far end where there is room for a large table and chairs. There are borders to plant up on either side and the garden is surrounded by old brick or stone walls. The garden will attract a good deal of sunshine, being set well back from most neighbouring buildings.

### Services

Mains electric, water and drainage are understood to be connected to the property.

### Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **Tel: 01304 821199**

### Tenure

Freehold

### Current Council Tax Band: C

### 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.

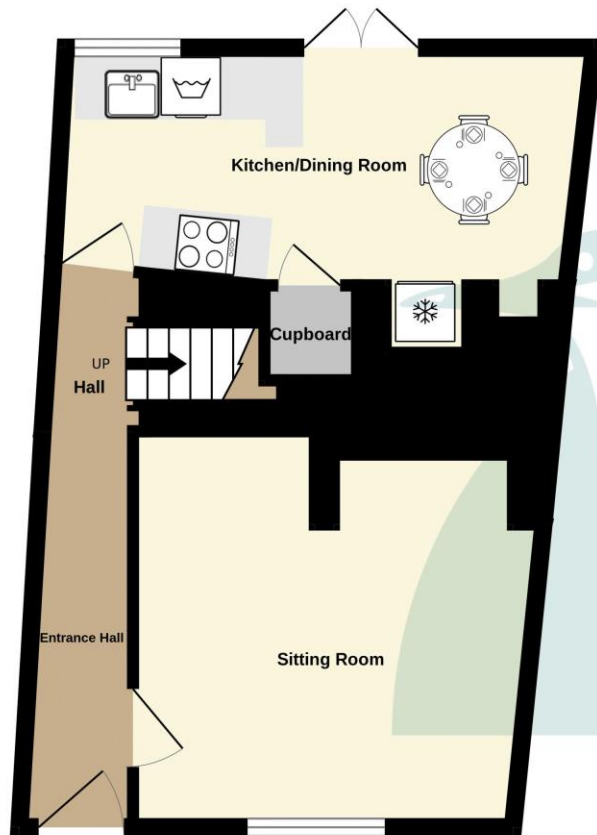




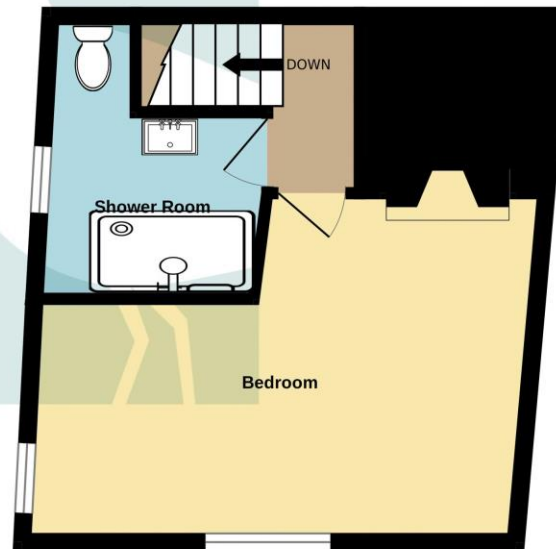
To view this property call Colebrook Sturrock on **01304 612197**



Ground floor  
367 sq.ft. (34.1 sq.m.) approx.



1st floor  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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### Entrance Hallway

13' 1" x 3' 4" (3.98m x 1.02m)

### Sitting Room

12' 9" x 12' 6" (3.88m x 3.81m)

### Kitchen/Dining Room

17' 0" x 7' 4" (5.18m x 2.23m)

### Bedroom

16' 6" x 10' 8" Maximum Narrowing to 7'9" Minimum (5.03m x 3.25m)

### Shower Room

7' 2" x 6' 2" (2.18m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 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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