



20 Vicarage Lane  
Sandwich, CT13 9HJ  
£312,500

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# 20 Vicarage Lane

## Sandwich

A delightful end of terrace period cottage situated within the Conservation Area, being sold with no onward chain.

### Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club 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.

### The Property

This characterful end of terrace cottage offers charming, well proportioned accommodation in the heart of Sandwich. The welcoming sitting room features exposed wood floorboards and a focal point fireplace whilst the spacious kitchen/dining room is fitted with matching units and a porcelain sink. The rear lobby beyond give access to the courtyard garden as well as a contemporary ground floor shower room, complete with large walk-in shower enclosure. To the first floor are two double bedrooms, both having exposed floorboards. Bedroom two has a beautiful feature fireplace whilst the principal bedroom enjoys a luxurious ensuite bathroom fitted with tongue and groove panelling and a free standing roll-top bath. This truly delightful cottage is double glazed, gas centrally heated and is being sold with no onward chain.

### Outside

To the rear is a pretty L-shaped walled courtyard garden, measuring 21' 3" x 12' 5" (6.47m x 3.78m), laid to paving with side pedestrian access which is subject of a right of way. There is also an outside tap and power supply.

### Services

All mains 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: B

### EPC Rating: D

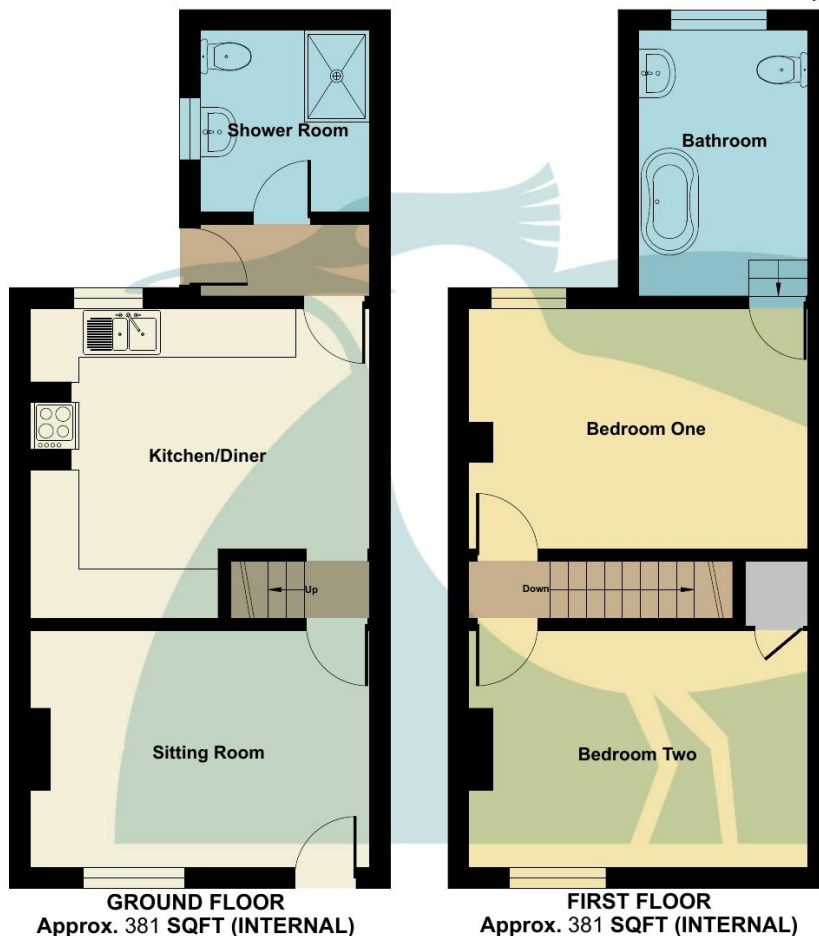
### Agents Note

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**



Total Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale

## Sitting Room

13' 9" x 9' 6" (4.19m x 2.89m)

## Kitchen/Dining Room

13' 4" x 9' 8" (4.06m x 2.94m) extending to 11' 11" (3.63m)

## Rear Lobby

7' 0" x 2' 10" (2.13m x 0.86m)

## Shower Room

7' 5" x 6' 3" (2.26m x 1.90m)

## First Floor

## Bedroom Two

13' 9" x 9' 5" (4.19m x 2.87m)

## Bedroom One

13' 4" x 9' 8" (4.06m x 2.94m)

## En Suite Bathroom

10' 9" x 6' 4" (3.27m x 1.93m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1250023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	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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