



6 Church Street St. Clements  
Sandwich, CT13 9EH  
£299,500

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# 6 Church Street St. Clements Sandwich

A charming character cottage, with private courtyard garden, positioned in a sought after location in the centre of Sandwich.

## Situation

A centrally located period property which stands on a quiet lane by the parish church in the heart of the town's Conservation Area within walking distance of all local shops, schools and the mainline railway station with Javelin Trains to London's St Pancras Station. The historic town and Cinque Port of Sandwich was, in days gone by, one of the premier ports of England. Today it is acknowledged to be one of the finest examples of a preserved medieval town in the country and stands on the banks of the River Stour approximately three miles from the sea at Sandwich Bay. The neighbouring towns of Deal and Ramsgate are both easily accessible and Canterbury City centre with its excellent shopping facilities, entertainments and other amenities is about 12 miles to the West. Three excellent championship quality golf courses lie upon the nearby local coastline.

## The Property

Set within a quiet side road and enjoying the picturesque backdrop of St. Clement's Church is this charming character terraced cottage boasting a wealth of period features. The sitting room lies to the front and features a wood burning stove together with panelled walls and exposed wood flooring. Towards the rear is the kitchen/diner, fitted with a range of matching units and integrated cooking appliances, which flows into a light filled garden room where French doors overlook and open onto the private south facing courtyard. To the first floor is a double bedroom, built in storage to the landing and the light and airy bathroom. A further single bedroom and ample eaves storage occupy the second floor. This characterful cottage has

electric heating and is being sold with no onward chain.

## Outside

To the rear is a delightful south facing courtyard, enclosed by fencing plus brick and flint walls and landscaped with a combination of brick paving edged with flower borders. There is also an outside tap and socket.

## Services

All main services apart from gas are believed to be connected to the property. There is gas pipe coming into the property, but no meter is currently installed.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: B

## EPC Rating: E

## Agents Note

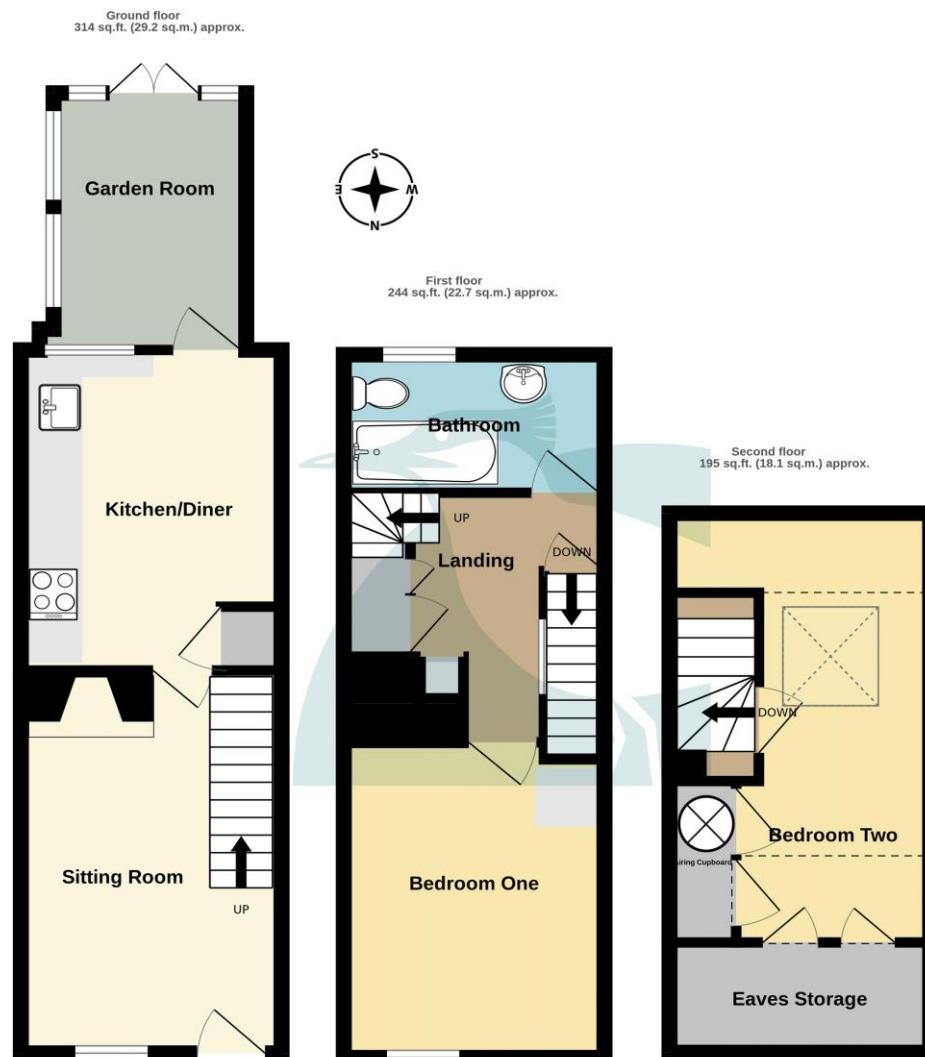
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





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





TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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## Sitting Room

11' 10" x 9' 7" (3.60m x 2.92m)

## Kitchen

12' 2" x 8' 8" (3.71m x 2.64m)

## Garden Room

9' 9" x 6' 7" (2.97m x 2.01m)

## First Floor

## Bedroom One

11' 10" x 9' 4" (3.60m x 2.84m)

## Bathroom

8' 9" x 5' 0" (2.66m x 1.52m)

## Second Floor

## Bedroom Two

14' 0" x 6' 8" (4.26m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 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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