



39 Woodnesborough Road  
Sandwich, CT13 0AB  
Offers in Excess of £325,000

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# 39 Woodnesborough Road

## Sandwich

A handsome Victorian end of terrace home offering well-proportioned accommodation in a convenient location.

### Situation

Located just a short walk from the popular historic Cinque Port town of Sandwich which 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 new Thanet Parkway railway station has increased rail connectivity between East Kent and London. 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

Set back from the road and commanding an elevated position is this handsome Victorian end of terrace family home offering well proportioned accommodation and an enclosed rear garden. The entrance hall leads into the open plan sitting/dining room, a bright dual aspect space with focal point fireplace and a large bay window. To the rear is a spacious kitchen which overlooks and opens onto the rear garden and is fitted with a range of sleek handle-less gloss units and integrated cooking appliances. The bathroom lies adjacent to the kitchen and is fitted with a contemporary white suite whilst to the first floor are three sumptuous double bedrooms. This much loved family home is double glazed and gas centrally heated.

### Outside

To the front steps lead up to an elevated small low maintenance garden whilst a timber gate to the side leads through to an enclosed lawned garden. A paved patio extends from the rear elevation with decked seating area beyond. There is also a timber storage shed and outside tap.

### 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: C**

### 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.



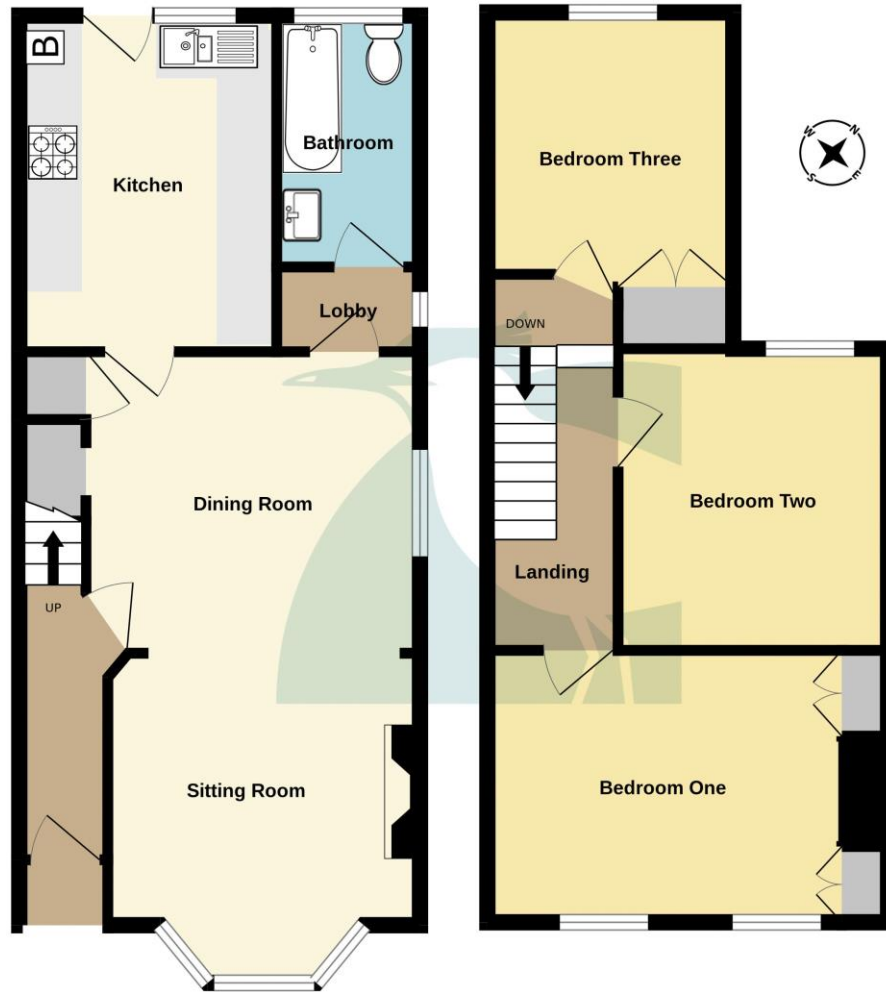


To view this property call Colebrook Sturrock on **01304 612197**



Ground floor  
483 sq.ft. (44.9 sq.m.) approx.

First floor  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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## Sitting Room

11' 4" x 9' 10" (3.45m x 2.99m) plus large bay

## Dining Room

12' 1" x 10' 11" (3.68m x 3.32m)

## Kitchen

12' 2" x 8' 11" (3.71m x 2.72m)

## Bathroom

8' 8" x 4' 9" (2.64m x 1.45m)

## First Floor

## Bedroom One

13' 8" x 9' 10" (4.16m x 2.99m)

## Bedroom Two

10' 11" x 9' 8" (3.32m x 2.94m)

## Bedroom Three

10' 1" x 8' 11" (3.07m x 2.72m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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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