



1 The Gatehouse, Sandown Road  
Sandwich, CT13 9NT  
£550,000

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# 1 The Gatehouse

Sandown Road, Sandwich

Four bedroom ground floor apartment in elegant period mansion house with a beautiful rear garden and parking in highly prized residential area.

## Situation

The property enjoys a prime position in one of the most sought-after areas of the historic town of Sandwich. It is ideally situated near the riverside, with its charming pubs and restaurants, directly opposite the renowned Salutation Gardens and steps from St Clement's Church. A variety of shops and local amenities are all within easy walking distance. For sports enthusiasts, Sandwich Lawn Tennis Club is close by, while the prestigious Royal St George's and Prince's Golf Clubs are located just over a mile away at Sandwich Bay. The Royal Cinque Ports Golf Club is also within easy reach, a short drive along the Ancient Highway. The mainline railway station, with high-speed services to London, is a brief walk from the property. The Cathedral City of Canterbury is approximately 14 miles away and the town of Deal 6 miles, both are connected by rail and bus services.

## The Property

This distinguished Mansion House, dating back to 1721 and extended at the rear approximately a century ago, is set in the heart of Sandwich and has been thoughtfully converted into two generously proportioned apartments. We are pleased to offer the ground floor apartment for sale, which benefits from its own private entrance, a beautifully landscaped rear garden, and a gravelled parking area with space for three cars to the side of the property. The apartment offers spacious, single level living with four well-appointed bedrooms, including a luxurious principal bedroom with walk in wardrobe and ensuite shower, guest bedroom with ensuite shower and a family bathroom. Two grand reception rooms feature exquisite fireplaces and period details, creating elegant spaces for relaxation and entertaining. The residence combines historical charm with modern comfort. While some refurbishment may enhance its

potential, the property is perfectly habitable and ready for immediate occupation.

## Outside

The garden at the rear of the apartment is truly exceptional. The terrace, with electronic sunblind, lies directly behind the house, accessed through French doors from both the Drawing Room and the Principal Bedroom. Just two steps down, a beautifully wide and level lawn unfolds, bordered on the left by deep, lush flowerbeds and vibrant shrubbery, and on the right by neatly clipped hedges. At the far end, an archway leads into a serene woodland garden, sheltered beneath the mature trees that line the historic Mill Wall - once part of the ancient town's boundary. On one side of the house, there is direct access from the utility room and garden to a practical courtyard area, ideal for laundry and other utility uses. On the other side, a gated gravel driveway provides off road parking for up to three cars.

## Services

All mains services are understood to be connected to this property.

## Tenure

There is a 999 year lease in place from 1972 and the property will come with a 50% share of the freehold title. Ground Rent - peppercorn. The property is NOT grade II listed but sits within the conservation area of the town. Maintenance payment £1,800 pa (or 50% of the total).

## Local Authority

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

**Current Council Tax Band: E**

**EPC Rating: D**





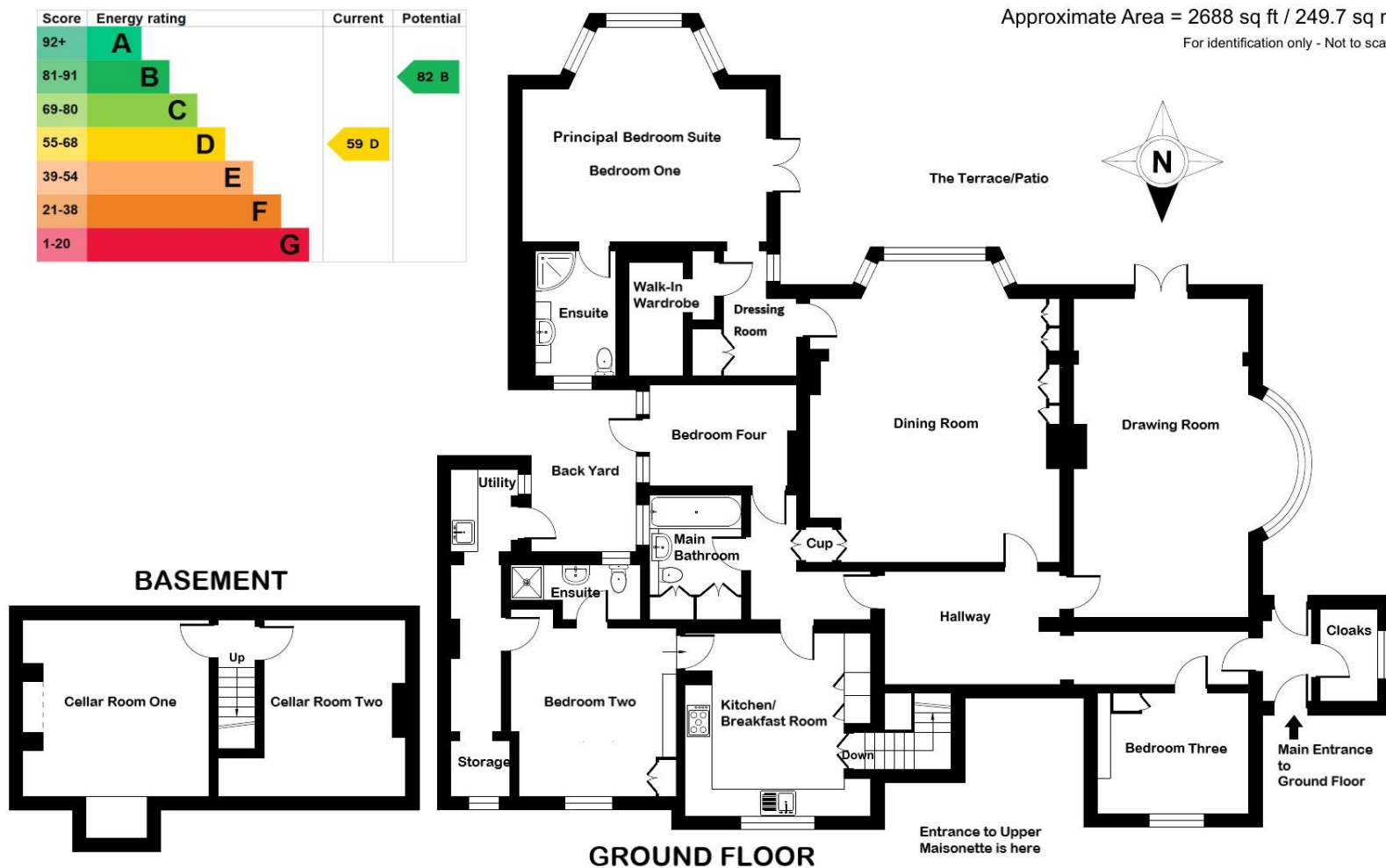
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 2688 sq ft / 249.7 sq m

For identification only - Not to scale



## Drawing Room

23' 4" x 16' 6" into bay window (7.11m x 5.03m)

## Dining Room

22' 2" into bay x 18' 4" (6.75m x 5.58m)

## Principal Bedroom Suite:- Dressing Room

9' 6" x 7' 9" (2.89m x 2.36m)

## Bedroom One

17' 11" x 15' 9" into bay window (5.46m x 4.80m)

## Ensuite Shower Room

9' 6" x 6' 0" (2.89m x 1.83m)

## Bedroom Three

11' 2" x 8' 10" (3.40m x 2.69m)

## Bedroom Four

11' 3" x 7' 5" (3.43m x 2.26m)

## Main Bathroom

7' 4" x 6' 4" (2.23m x 1.93m)

## Kitchen/Breakfast Room

13' 7" x 13' 5" (4.14m x 4.09m)

## Bedroom Two

13' 9" x 12' 0" (4.19m x 3.65m)

## Ensuite Shower Room

10' 2" x 4' 0" (3.10m x 1.22m)

## Utility Room

6' 6" x 4' 9" (1.98m x 1.45m)

## 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.

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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.