



Gable Cottage, Beacon Lane
Woodnesborough, CT13 0PD
£895,000

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Gable Cottage

Beacon Lane, Woodnesborough, Sandwich

A substantial modern detached family home set within its own private gardens, bordering open countryside.

Situation

Gable Cottage is an immaculately presented modern family home set within the village of Woodnesborough and surrounded by open countryside, lying just over a mile to the west of the ancient town and Cinque Port of Sandwich. The town offers a comprehensive range of amenities within its compact centre including excellent shopping from its range of independent stores, as well as a choice of two supermarkets. There are doctors' and dentists' surgeries and excellent transport links by rail or bus, including a direct service to London St. Pancras. The coastline nearby provides excellent recreation opportunities including links golf at several nearby courses, including Royal St Georges. Sailing, Fishing, cycling and excellent walking are all readily accessible.

The Property

This spacious and stylishly extended modern detached home occupies a generous, level plot backing onto open countryside. Beautifully maintained by the current owners, the property is set well back from the road, offering both privacy and impressive curb appeal. The well-appointed accommodation includes a welcoming drawing room with a traditional brick fireplace and wood-burning stove, a separate sitting room, a stunning orangery with windows and doors on all sides and a striking roof lantern, a contemporary kitchen/breakfast room, a study, and a downstairs cloakroom/WC. Upstairs, there are four generously sized bedrooms, two of which feature en-suite bathrooms, along with a family bathroom. Additional features include gas central heating, double glazing throughout, and a bright, airy atmosphere that flows throughout the home. The property also benefits from a double garage with a utility area and a second front entrance adjacent to a secondary staircase - offering the potential for a self-contained annexe or independent living space above the garage, ideal for a family member. Set amidst expansive, well-tended gardens, this is a truly exceptional home in a picturesque setting.

Outside

A private driveway leads from the road to a five-bar gate, providing secure access to this impressive property, which sits on a generous plot of just over a third of an acre. The house is centrally positioned, surrounded by spacious front, side, and rear gardens that offer a high degree of privacy, enclosed by mature hedging and tall fencing. The gardens are predominantly laid to lawn, with a gravel driveway and ample parking area located beside the front entrance and integral double garage. Adjacent to the garage is a concrete hardstanding, offering additional practical space. To the rear of the property, directly behind the orangery, is a charming patio area, part gravel and part paved, ideal for outdoor dining and entertaining. A garden path leads down to a second, larger paved patio - perfect for relaxing and enjoying the tranquil surroundings while looking back towards the house. For morning sun, a small breakfast patio is positioned just outside the French doors from the kitchen, making it an ideal spot to enjoy coffee or breakfast in a peaceful setting. The double garage includes a practical utility area with plumbing and space for both a washing machine and tumble dryer, flanking a sink and drainer for added convenience.

Services

All main services are understood to be connected to the property. Drainage is to a private sewerage tank which is pumped by the water authority into the main drain.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

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**



Total Approx. Floor Area 3280 Sq.Ft. (304.7 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hallway
13' 11" x 7' 6" (4.24m x 2.28m)

Drawing Room
19' 4" x 13' 2" (5.89m x 4.01m)

Orangery
24' 2" x 16' 1" (7.36m x 4.90m)

Sitting Room
12' 9" x 8' 8" (3.88m x 2.64m)

Study
12' 9" x 5' 9" (3.88m x 1.75m)

Kitchen/Breakfast Room
20' 6" x 15' 1" max (6.24m x 4.59m) narrowing to 9' 11" min

First Floor Landing
14' 3" x 6' 0" (4.34m x 1.83m)

Bedroom One
15' 2" x 12' 1" (4.62m x 3.68m)

En-suite
9' 5" x 8' 0" (2.87m x 2.44m)

Bedroom Two
19' 5" x 13' 2" (5.91m x 4.01m)

Bedroom Three
14' 11" x 12' 10" (4.54m x 3.91m)

Bedroom Four
17' 8" x 19' 8" max (5.38m x 5.99m) narrowing to 10' 5" min

Double Garage
19' 9" x 19' 8" (6.02m x 5.99m)

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



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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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