



Nanteos, 2a Johns Green
Sandwich, CT13 0DE
Guide Price £550,000

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Nanteos

2a Johns Green, Sandwich

A spacious modern detached family home, set on the outskirts of Sandwich, offering light and airy accommodation and a beautifully tended private garden.

Situation

Located on the outskirts of the historic Cinque Port of Sandwich which has many delightful pubs, cafes and restaurants along its quayside and down its narrow winding streets. There is an array of high achieving primary and secondary schools in the local area with good options for all levels of achievement. The City of Canterbury is approximately 12 miles from Sandwich and offers larger retail shops. Sandwich also has excellent transport links to London by road and high speed rail with the new Thanet Parkway Station now open with a 70 minute journey time to London. Championship golf courses line the nearby coastline and both the port of Dover and the Channel Tunnel are within a 30 minute drive.

making this an ideal, move-in ready family home in a sought-after location.

Outside

"Nanteos" enjoys a generous plot, set back from the road with a private driveway providing off-road parking alongside a neatly maintained lawn, all enclosed by mature hedging that offers both privacy and charm. To the rear, the property boasts a stunning and expansive garden - a true highlight of the home. Directly accessed from the dining room, a decked seating area provides the perfect spot for outdoor dining or relaxing in the sun. Beyond lies a beautifully kept lawn bordered by vibrant, well-stocked flower beds that offer year-round colour and interest. At the heart of the garden is a thoughtfully designed kitchen garden and pond area, complete with raised beds ideal for growing vegetables and herbs, complemented by a nearby greenhouse. Towards the end of the garden, a second, more secluded seating area provides a peaceful retreat, accompanied by a timber storage shed for added convenience. A gated side pathway connects the front and rear gardens, ensuring easy access and a seamless flow throughout the outdoor space.

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:

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.

The Property

Nestled in a peaceful, tree-lined cul-de-sac on the outskirts of the historic town of Sandwich, "Nanteos" is a modern detached family home offering generous, light-filled living spaces and a warm, inviting atmosphere. Beautifully maintained and tastefully decorated in neutral tones, this cherished property is set amidst immaculate, well-established gardens. Upon entering through a double-glazed porch, you are welcomed into a spacious reception hallway that leads to a bright, dual-aspect sitting room. This more formal space features a focal point fireplace and double doors opening into a charming rear garden room, where large picture windows frame tranquil views of the garden and bring the outdoors in. The modern kitchen/dining room is ideal for both family life and entertaining, with matching cabinetry, ample worktop space, and a breakfast bar that provides a natural divide between the two areas. A practical utility room adjoins the dining area, offering additional storage and direct access to the garage space. Upstairs, the home offers four well-proportioned bedrooms, three of which are comfortable doubles. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while the remaining bedrooms share a family bathroom and a separate cloakroom. Additional features include gas central heating, full double glazing, and the advantage of no onward chain -



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Ground floor
938 sq.ft. (87.1 sq.m.) approx.



First floor
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Entrance Hall

13' 6" x 6' 4" (4.11m x 1.93m)

Sitting Room

25' 0" x 12' 3" (7.61m x 3.73m) narrowing to 10' 1" (3.07m)

Kitchen

11' 6" x 8' 3" (3.50m x 2.51m)

Dining Room

12' 0" x 9' 8" (3.65m x 2.94m)

Garden Room

18' 1" x 8' 1" (5.51m x 2.46m)

Utility Room

11' 8" x 4' 11" (3.55m x 1.50m)

Garage

12' 7" x 10' 6" (3.83m x 3.20m)

First Floor

Bedroom One

12' 11" x 12' 6" (3.93m x 3.81m)

Ensuite

7' 11" x 3' 10" (2.41m x 1.17m)

Bedroom Two

13' 0" x 11' 7" (3.96m x 3.53m)

Bedroom Three

9' 9" x 8' 11" (2.97m x 2.72m)

Bathroom

9' 10" x 5' 5" (2.99m x 1.65m)

Cloakroom

4' 0" x 2' 8" (1.22m x 0.81m)

Bedroom Four

9' 11" x 7' 2" (3.02m x 2.18m)

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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