



70 New Street
Sandwich, CT13 9BD
£385,000

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70 New Street

Sandwich

No Onward Chain. Very well presented and refurbished Grade II listed period cottage with lovely courtyard garden in the heart of Sandwich.

Situation

New Street sits in the heart of the historic Cinque Port town of Sandwich. The town offers a comprehensive range of facilities, including a supermarket, independent shops, a bank, a post office, a chemist, doctor and dentist surgeries, as well as a variety of restaurants and public houses. The town also boasts a choice of well-regarded schools and leisure facilities. For golf enthusiasts, the prestigious Princes Golf Club and Royal St George's Golf Club are located nearby at Sandwich Bay. The mainline railway station, just a short walk away, provides connecting services to London St Pancras and Charing Cross. The A299 Thanet Way allows for quick access to the M2 motorway, while the Port of Dover (approximately 13 miles away) and the Channel Tunnel terminal at Cheriton (approximately 22 miles away) offer convenient options for channel crossings. The charming coastal town of Deal is just 6 miles away, while the historic city of Canterbury is approximately 14 miles distant.

The Property

Lying on the southern edge Sandwich's historic town centre, this charming Grade II listed cottage perfectly blends centuries-old character with thoughtfully chosen modern touches. Step inside through a welcoming entrance hall that leads to a bright sitting room and dining room, where exposed period features add warmth and personality. A cleverly designed kitchen extends to the rear, offering direct access to a delightful courtyard garden. A downstairs WC adds convenience and there is a place for a desk for office use or studying. Upstairs, you'll find three double bedrooms and a stylish bathroom, all beautifully presented by the current owners. The careful refurbishment of this

cottage has been done with a sympathetic eye, retaining its historic soul while introducing tasteful modern updates such as the comfort of gas central heating.

Outside

A door from the kitchen leads out into the L shaped, paved, rear courtyard garden which is plenty big enough for the keen gardener to keep their fingers green using planters and pots and with good space for al fresco dining. There is built-in bench seating to one corner and timber fencing to the side and rear boundaries.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

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 Approximate Area = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



Sitting Room

13' 6" x 13' 1" (4.11m x 3.98m)

Cloakroom/WC

5' 8" x 3' 8" (1.73m x 1.12m)

Dining Room

15' 0" x 9' 8" (4.57m x 2.94m)

Kitchen

14' 2" x 6' 2" (4.31m x 1.88m)

First Floor

Bedroom One

16' 4" x 9' 2" (4.97m x 2.79m)

Bedroom Two

15' 4" x 10' 2" (4.67m x 3.10m)

Bedroom Three

11' 1" x 8' 4" (3.38m x 2.54m)

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1343781

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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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