



38 King Street
Sandwich, CT13 9BL
£435,000

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38 King Street

Sandwich

A lovely and unique Grade II listed home with accommodation arranged over three floors originally built as a 'Hall House' with a wealth of stunning period features set behind a shop frontage.

Situation

The property is conveniently situated in the heart of the historic Medieval Cinque Port of Sandwich. The River Stour runs along one edge of the town and provides a beautiful backdrop to some of the public spaces with river trips etc. Sandwich 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 and the nearby Thanet Parkway Stations there are connecting train services to London St Pancras and Charing Cross, whilst 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

38 King Street has undergone a comprehensive and sympathetic restoration programme during the current ownership, including extensive roof works that complement the careful preservation of the property's historic character. Believed to date from around 1400 and known to have traded as The Green Dragon public house in the 1800s, this remarkable property showcases a wealth of period features. Highlights include a magnificent two-storey inner dining hall with a King Post and Inglenook fireplace, with steps rising to a galleried landing and raised study. The accommodation further comprises a sitting room with Inglenook fireplace and flagstone flooring, a kitchen, principal bedroom with en-suite bathroom, second bedroom, family bathroom, and a stunning vaulted second-floor loft room, currently arranged as a third bedroom. The former shop premises are situated

at the front of the building; however, the vendor has informed us that no business rates are payable, as the property has not traded as a shop for approximately 15 years. Prospective purchasers should make their own enquiries with Dover District Council regarding any required change of use.

Outside

There is a paved, wall-enclosed courtyard with a brick outbuilding housing the gas boiler, along with a WC and wash hand basin. A covered walkway provides access to New Street and also offers useful additional storage space.

Services

All main services are understood to be connected to the property. A new boiler was installed in February 2023.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

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.



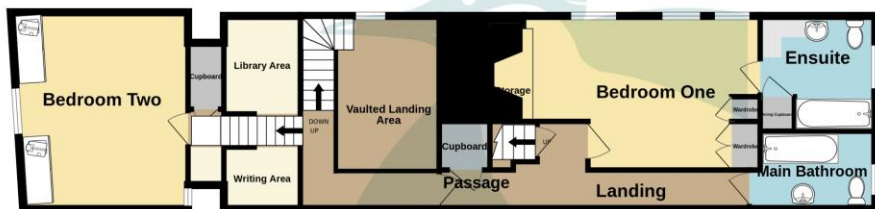
To view this property call Colebrook Sturrock on **01304 612197**



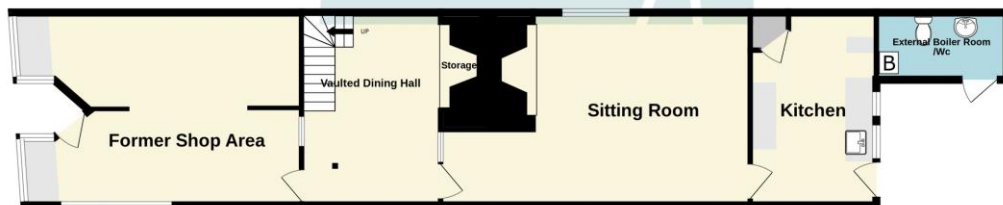
Second floor
357 sq.ft. (33.1 sq.m.) approx.



First floor
814 sq.ft. (75.6 sq.m.) approx.



Ground floor
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Former Shop Area

20' 6" x 14' 0" (6.24m x 4.26m)

Vaulted Dining Hall

14' 0" x 10' 1" (4.26m x 3.07m)

Sitting Room

22' 6" (6.85m) max narrowing to 15' 8" (4.77m) min x 13' 6" (6.85m x 4.11m)

Kitchen

14' 1" x 9' 2" (4.29m x 2.79m)

First Floor

Bedroom Two

14' 3" x 12' 0" (4.34m x 3.65m)

Library Area

7' 6" x 5' 7" (2.28m x 1.70m)

Bedroom One

17' 2" x 11' 6" (5.23m x 3.50m)

Ensuite Bathroom

8' 9" x 8' 4" (2.66m x 2.54m)

Main Bathroom

8' 3" x 5' 8" (2.51m x 1.73m)

Second Floor

Bedroom Three/Attic Room

31' 9" x 12' 0" (9.67m x 3.65m)

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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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