



9 Sarre Place
Sandwich, CT13 0RF
£689,995

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9 Sarre Place

Sandwich

A substantial modern detached family home occupying a secluded position close to the centre of Sandwich.

Situation

The property is conveniently located within walking distance of the medieval town of Sandwich which 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

Situated just south of Sandwich town centre, this modern detached family home has been updated and extended by the current owners to provide generous and highly versatile living accommodation. The entrance hallway, complete with a useful cloakroom, leads through to a spacious sitting room featuring a focal point fireplace, box bay window, and double doors opening into a separate dining room and a bright conservatory beyond. The dining room adjoins the contemporary kitchen/breakfast room, which is fitted with a sleek range of high-gloss units, attractive work surfaces, and integrated dishwasher, washing machine, and cooking facilities. A separate utility room offers further convenience and additional storage. The extended ground floor provides flexible additional living space, complete with an ensuite shower room, making it ideal for multi-generational living or guest accommodation. To the first floor is the principal suite incorporating a dressing room, ensuite shower room, and a private rear-facing balcony overlooking

the garden. There are four further double bedrooms, served by two additional bath/shower rooms. The property benefits from double glazing, gas central heating, and air conditioning throughout.

Outside

Sarre Place is a quiet cul-de-sac located within a popular residential area just outside Sandwich town centre. Number 9 occupies a private and secluded position, with a block-paved driveway to the front and side providing off-road parking. To the rear, the property features a spacious lawned garden with a decked seating area and mature planting, offering an attractive outdoor space for relaxation and entertaining.

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: E

EPC Rating: C

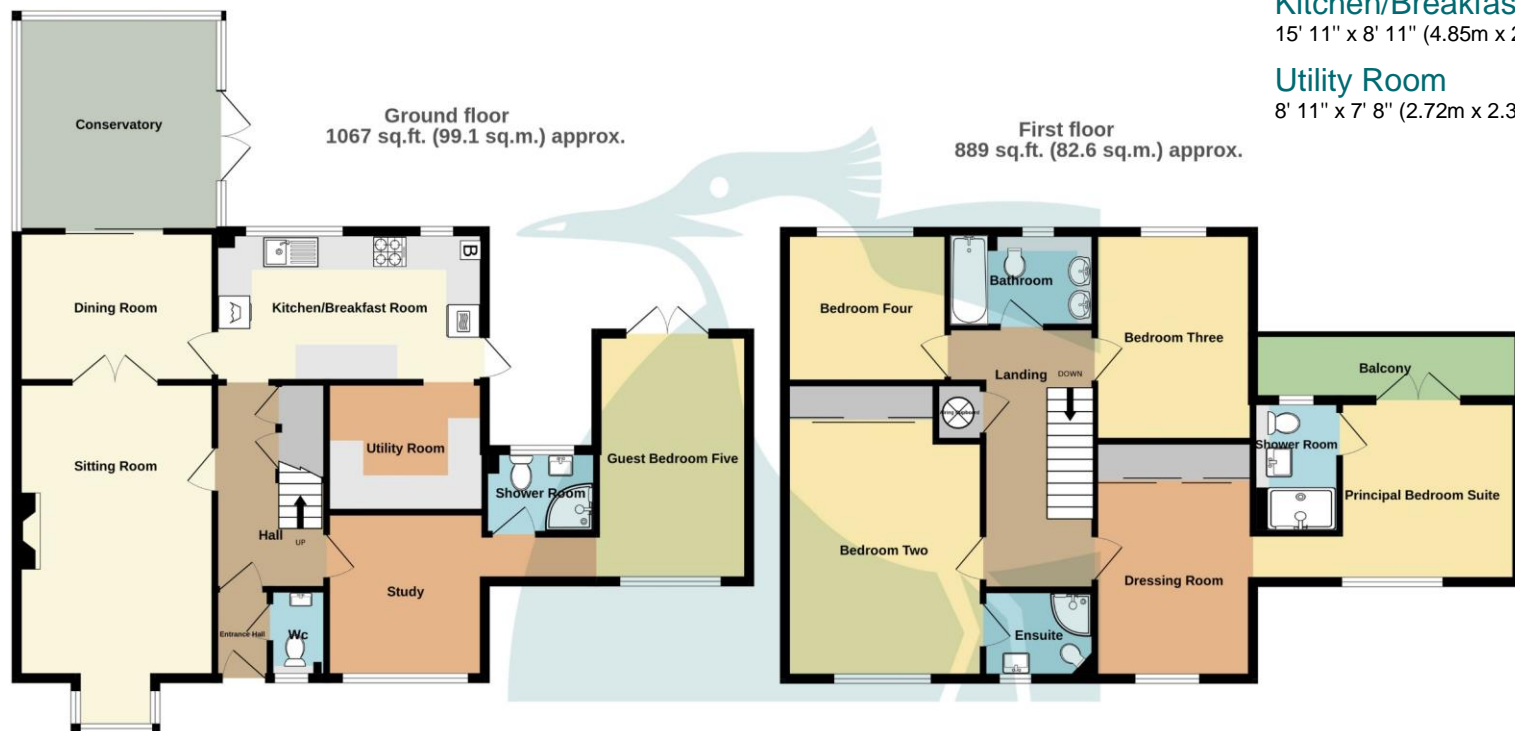
Agents Note

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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1956 sq.ft. (181.7 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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Entrance Hallway

11' 8" x 6' 7" (3.55m x 2.01m)

Cloakroom

5' 4" x 2' 10" (1.62m x 0.86m)

Sitting Room

17' 5" x 11' 8" (5.30m x 3.55m)

Dining Room

11' 8" x 8' 11" (3.55m x 2.72m)

Kitchen/Breakfast Room

15' 11" x 8' 11" (4.85m x 2.72m)

Utility Room

8' 11" x 7' 8" (2.72m x 2.34m)

Conservatory

12' 8" x 12' 1" (3.86m x 3.68m)

Study

9' 3" x 8' 11" (2.82m x 2.72m)

Guest Bedroom Five

14' 7" x 9' 0" (4.44m x 2.74m)

Shower Room

6' 7" x 4' 5" (2.01m x 1.35m)

First Floor

Principal Bedroom Suite

10' 8" x 10' 6" (3.25m x 3.20m)

Principal Shower Room

7' 0" x 5' 1" (2.13m x 1.55m)

Dressing Room

12' 0" plus wardrobes x 9' 1" (3.65m x 2.77m)

Bedroom Two

15' 3" plus wardrobes x 11' 8" (4.64m x 3.55m)

Ensuite

6' 7" x 5' 4" (2.01m x 1.62m)

Bedroom Three

12' 1" x 9' 1" (3.68m x 2.77m)

Bedroom Four

9' 7" x 8' 11" (2.92m x 2.72m)

Bathroom

8' 8" x 5' 7" (2.64m x 1.70m)

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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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