



The Old Vicarage Vicarage Road Sandgate Folkestone CT20 3AZ
Guide £1,300,000

colebrooksturrock.com





The Old Vicarage

Vicarage Road Sandgate Folkestone

A lovely seaside house commanding fine views across the English Channel towards the French coast.

Commute to London St Pancras on HS1 in under an hour from nearby Folkestone West station.

Situation

Enjoying a peaceful position on a lower hillside overlooking the English Channel.

The Old Vicarage is located between Folkestone and Sandgate village within walking distance of a mix of antique shops, boutiques, public houses and cafes.

There are a number of high performing schools in the area including boys and girls grammar schools and commuting services are excellent with High Speed services to London St Pancras in under an hour available from nearby Folkestone West station.

The Channel Tunnel is nearby and Eurostar services are available from Ashford International station.

The Property

A Grade II Listed early Victorian seaside house full of Georgian influence and interest set beautifully just above Sandgate village.

The Old Vicarage conveys a relaxed ambience and in equal measure the traditional features complement the more recent improvements of a modern kitchen and bathrooms.

The entrance hall with natural wood floorboards opens into the drawing room and study both with sea views through large full length windows. The sitting room with wood burning stove overlooks the garden. There are steps down to a cellar/boiler room.

There is a large bespoke open style kitchen with breakfast and dining area with fitted units and integral appliances. There is access to the terrace via double doors and onto a courtyard area.

In addition there is a utility room and cloakroom.

On the first floor, to the right of the landing there are three good sized bedrooms enjoying varied views. The double aspect master suite with attractive fireplace and views towards the Channel and Sandgate village has a dressing area and en-suite facilities.

There is a lovely family bathroom in addition.

To the left of the landing are a suite of rooms ideally suited for additional self contained accommodation for an au pair, dependent relative or home working. There is a sitting room and two bedrooms.

Rising to the second floor there is a bedroom and bathroom.



To view this property call Colebrook Sturrock on **01303 260666**



Outside

The Old Vicarage is approached by a private road and accessed via electric gates to a parking area. Beyond is a front veranda providing a wrap around area to enjoy the views towards the sea.

The private adjoining gardens enjoy a large terrace running along the full side of the property and the garden is laid to lawn and surrounded by mature trees and borders.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Current Council Tax Band: G

EPC Rating: N/A

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 Green, Saltwood, Hythe, Kent, CT21 4PS

t: 01303 260666

saltwood@colebrooksturrock.com



colebrooksturrock.com

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.

C2048 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Bridge • Sandwich • St. Margarets At Cliffe • Walmer • Ash

