



Curfew House, 28 St Peters Street, Sandwich CT13 9BW

4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS



Freehold



## Curfew House, 28 St Peters Street Sandwich CT13 9BW

- Georgian Double Fronted Residence
- Flourishing In Period Features
- Almost 2500 Sq.Ft Of Characterful Accommodation
- Four/Five Bedrooms & Two Bathrooms
- Rustic Kitchen Breakfast Room & Three Receptions
- Opportunity To Make Further Enhancements
- Generous Walled Garden & Art Studio With Shower Room
- Splendid Views Of St Peters Church

### SITUATION:

Situated in the heart of Sandwich's bustling town centre, yet close to the mainline station, quayside, and schools. The charming and historic town of Sandwich is situated on the River Stour and its historic centre is preserved as a conservation area. Its many original medieval buildings, thriving town centre and historic quayside make this an extremely popular place to both live and visit.

Sandwich has a weekly market located on the Guildhall forecourt and offers locally produced bread, meat, groceries, and flowers. Sandwich also offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The local area is well served with a fine selection of state and private schools, including the renowned Sir Roger Manwood's state grammar school, a five-minute walk away and currently rated outstanding by Ofsted.

Sandwich is surrounded by lovely countryside that has many good country walks and bridle paths, whilst Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's and Princes' Golf Club.

The cathedral city of Canterbury is just thirteen miles to the west and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of high street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to highly regarded private schools and three universities. Easy access to mainland Europe is facilitated by the port of Dover just 12 miles to the south and the Channel Tunnel a further 7 miles.





#### DESCRIPTION:

A double fronted historic property with a ground area of 2500 sq ft, Curfew House is in a tranquil street in the heart of the cinque port town of Sandwich. IT occupies a generous plot which features enchanting walled gardens and a sizable outbuilding currently used as an art studio.

Curfew House has an eclectic mix of period features which reflect additions to the property over the centuries. It has a Georgian frontage, with two generously proportioned front rooms, while the rear retains a medieval and rustic appearance, rich in character. There is an abundance of period features throughout including exposed flint walls and timbers, open fireplaces, sash windows, shutters, intricate architrave, and wood panelling.

Curfew House boasts one of the best views in the town, overlooking St Peter's church and its beautiful garden. The property faces west and often offers the glorious prospect of



sunset over the historic skyline. The name of the house derives from the time when the key-holder for St Peter's bell-tower lived in the property. He was responsible for tolling the curfew bell at 8pm every evening, which historically signalled the time when pigs were allowed out to forage and householders damped down their fires for the night. (There was a corresponding bell at 7am though thankfully this custom has been long discontinued.)

The house has two doors from the street, one at the side giving on to a passageway to the back of the house. The main door is central and opens into a hallway with stairs to the first floor. To the left there is an office/family room with high ceilings and fireplace whilst to the right there is the well-proportioned living room with panelling and another ornate fireplace.

To the rear of the property there is a dining area or as the vendors prefer a sitting room

with an exposed flint wall which runs through on one side to a boot room and water closet. It also connects the kitchen /breakfast room which the current owners have furnished with a wonderful array of free-standing furniture and some bespoke kitchen units integrating the butler's sink.

From the kitchen there is a door to the side passage and another door to the rear garden via a vaulted extension currently used as a utility area/garden room.

The ground floor accommodation is further enhanced by a spacious cellar accessed via a hatch from in the sitting room. It is panelled with rich wood recycled from the decommissioned organ from nearby St Clements Church.





To the first floor, the character continues with a quirky layout, panelled walls, fireplaces, and original cupboards. There are three bedrooms and two-family bathrooms, two of the bedrooms are connected by a secret corridor which can also be used as additional storage and is currently used as a little library.

Stairs rise to the second floor, a 30-foot-long open plan space with exposed beams and an abundance of light from windows on all four sides, there is potential for an additional three bedrooms, as the room is over 30ft long and could easily be divided.

There is also a generous rear attic currently used for storage. It is not wired but is partially converted with functioning toilet and sink. This could be further converted STPC. There is also a door opening to the roof.

#### OUTSIDE:

Curfew House occupies an unusually large plot of enchanting walled gardens extending in a dogleg behind three neighbouring properties. It has two patios for al fresco dining etc, espalier fruit trees, a lawn and well stocked borders.

There is a large wired and plumbed outhouse, currently used as an art studio with shower room, which could offer a self-contained annexe. STPC.

















TOTAL FLOOR AREA: 2593 sq. ft (239 sq. m)  
 HOUSE: 2468 sq. ft (229 sq. m)  
 STUDIO: 125 sq. ft (10 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 E



GENERAL INFORMATION  
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

