



2 The Engine Sheds, Hammill Park, Woodnesborough CT13 0FR

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



2 The Engine Sheds, Hammill Park, Woodnesborough CT13 0FR

- Magnificent Period Conversion
- Converted To An Exceptionally High Standard In 2019
- Stunning Heritage Features Throughout
- Three Good Sized Bedrooms
- Main Bedroom With Dressing Room & En-Suite
- Spectacular Open Plan Living Space
- High Specification Kitchen & Bathrooms
- Charming Rear Garden With Home Office/Studio

Tucked within the characterful and thoughtfully restored Hammill Brickworks development, this exceptional three-bedroom terraced residence occupies part of the original Victorian brickworks buildings – now artfully transformed to offer modern, designer living in a lovely rural setting in the sought-after village of Woodnesborough, near Sandwich.

Sympathetically converted in 2019, the home blends striking period charm with a highly contemporary specification, achieving a rare and refined balance of heritage character and luxurious comfort.

Approached via a quiet residents-only path and framed by a neatly kept front lawn, the property welcomes you with a handsome façade of traditional brickwork, complete with tall sash-style windows and a pitched roofline. Stepping through the front door into the generous hallway, the sense of considered design is immediate. Warm oak flooring flows throughout the ground floor, complemented by crisp, clean lines and a muted colour

palette that enhances the abundant natural light. The high ceilings and expansive windows create a bright and welcoming atmosphere, while the open-plan layout encourages both relaxed living and sociable entertaining.

To the front, the living area is centred around a striking arched window that draws in the afternoon sun, creating a calm and inviting space in which to unwind. This flows seamlessly into the dining area, ideally positioned for hosting gatherings or family meals, with generous proportions that allow for flexible furniture arrangements.

Beyond, the designer kitchen sits subtly to the rear – sleek, functional and beautifully appointed with contemporary cabinetry, integrated appliances, durable stone worktops and a tiled, heated floor. French doors open directly onto the garden, extending the living space outside and inviting the fresh air in.

A discreet utility cupboard and a well-appointed downstairs WC add further



convenience, keeping the ground floor practical without compromising on style.

Ascending to the first floor, the attention to detail continues. The principal bedroom is a true retreat, thoughtfully arranged with a walk-through dressing area leading into a private en-suite shower room, finished with elegant tiling and high-spec fixtures. Two further double bedrooms offer excellent flexibility — ideal for guests, growing families, or those in need of dedicated work-from-home space. The family bathroom, equally well-finished, features a full-sized bath with overhead shower and a timeless, modern design.

Outside, the rear garden is both private and low-maintenance, enjoying a south-easterly aspect that captures the morning and afternoon sun. A paved terrace offers space for outdoor dining and relaxation, bordered by raised planters and mature planting that bring year-round interest. At the end of the garden, a bespoke garden studio awaits — double-glazed, insulated and fully powered,

it's the perfect solution for remote working, creative pursuits or peaceful escape. To the front, the property is framed by a simple lawn, while two allocated parking spaces are located in the private residents' car park, complete with EV charging points for added convenience.

Stylish yet practical, refined yet comfortable, this exceptional home offers a rare opportunity to enjoy modern village-edge living in a home that honours its past while embracing the future.

SITUATION:

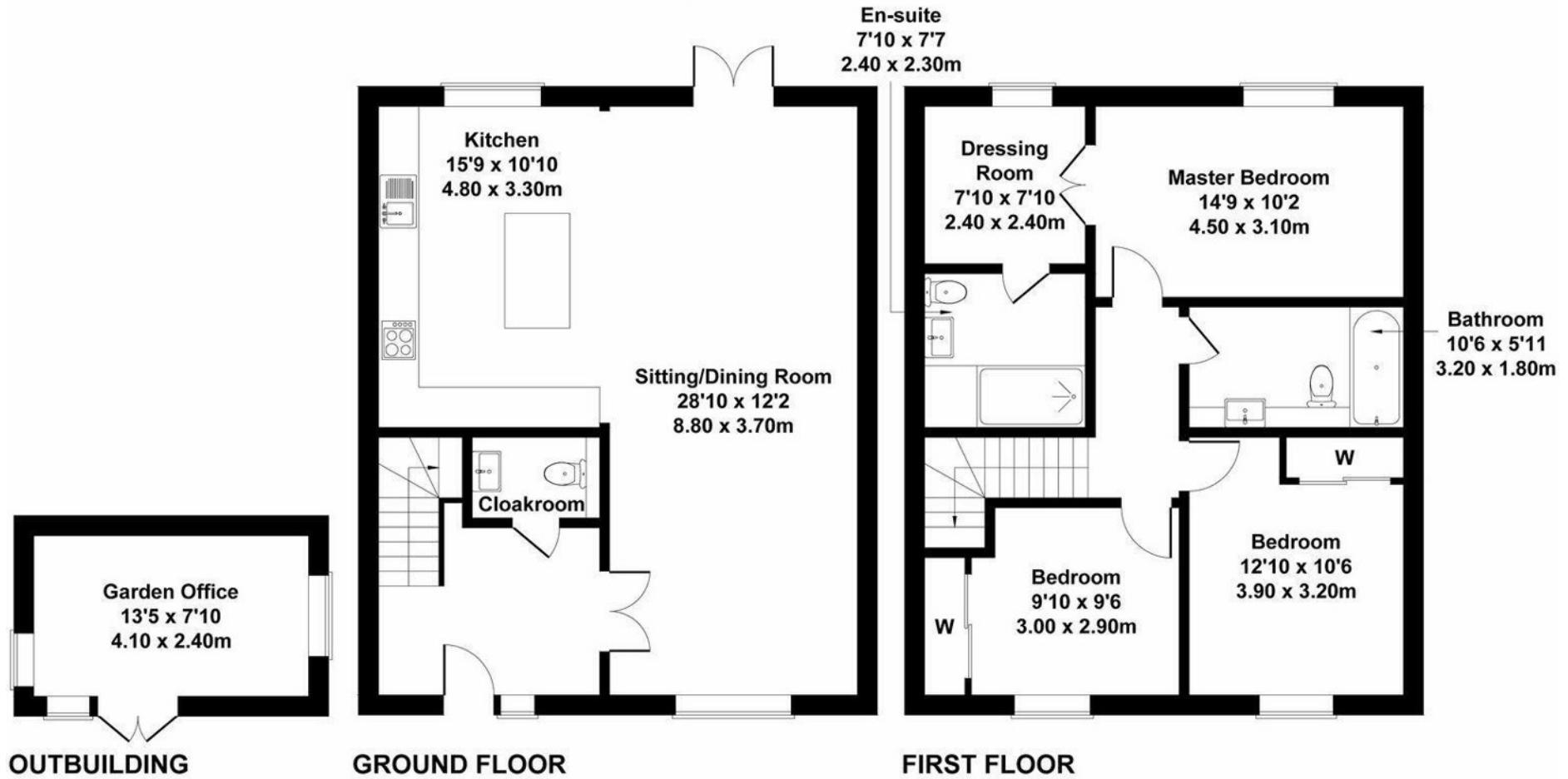
Woodnesborough is a small village located in the district of Dover, Kent, England, near the town of Sandwich. It is a picturesque rural area with a charming, peaceful atmosphere. The village is surrounded by scenic countryside and offers a glimpse into traditional English village life.

Sandwich is a historic town located in Kent, in the southeast of England, known for its rich

heritage and charming atmosphere. Situated along the River Stour, Sandwich boasts a well-preserved medieval town center, which is designated as a conservation area, featuring many original buildings dating back to the Middle Ages. The town is famous for its narrow streets, picturesque quayside, and beautiful surrounding countryside.

Historically, Sandwich was one of the Cinque Ports, a group of coastal towns that played a key role in England's maritime history. Today, it is a popular destination for both residents and visitors, offering a blend of historical significance and modern amenities. The town has a thriving local community, with a weekly market offering fresh produce, meats, and other local goods.

Sandwich is home to some of the UK's most prestigious golf courses, including the Royal St George's Golf Club, which has hosted the Open Championship multiple times. The town is also close to Sandwich Bay, a nature reserve area with scenic walking paths and wildlife.



TOTAL FLOOR AREA:
1464 sq. ft (136 sq. m)



EPC RATING
B



COUNCIL TAX BAND
D



GENERAL INFORMATION
The property is served by underfloor heating and private drainage. Annual maintenance charge £1024

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