



7 Naval Terrace
Sheerness | Kent | ME12 1RR

FINE & COUNTRY

Seller Insight



Located on the north-western tip of the Isle of Sheppey, at the mouth of the River Medway, is Sheerness Dockyard, an historic Naval dockyard that was originally opened in the 1660s. In the early 19th century the old dockyard was completely redeveloped, and it was at that time that Naval Terrace was built, an elegant row of houses designed by architect Edward Holl. Number Seven Naval Terrace – the largest on the terrace – is an imposing six-bedroom Georgian home that has been sensitively and very tastefully refurbished by the current owners.

“We bought the house in 2015, and as well as this unique location, it was everything about the building itself that sold it to us; to be able to own such a magnificent and historic Georgian home was in fact the biggest pull,” says the owner. “It’s a really impressive building, and inside it’s incredibly spacious with high ceilings and large rooms, and because the house is so big the layout is really flexible in terms of how a lot of those rooms can be used – it can be adapted and changed depending on the family’s needs. It’s also a house that retains an awful lot of its original period features – interestingly the ship builders did all of the carpentry when the house was built so we have the most beautiful handcrafted, built-in cupboards in the bedrooms. Over time we’ve done a lot of renovation work to the house. We had all forty-two windows either replaced or refurbished, a new kitchen and bathrooms were installed, the décor has been refreshed using smart heritage colours and we installed a top-of-the range heating and hot water system. It now has all the benefits of a modern home, but every bit of its original character and charm.”

“For us, another big attraction to the property was the superb amount of outside space. To the back is a gorgeous walled garden that’s very peaceful and private and sheltered from the elements, and to the front we have a pretty lawned area. We also have access to a shared paddock, just across from the house, which has been brilliant for the children. It’s a large area where they can run around and it’s also a really nice spot for a summer picnic, and the best thing about it is that we enjoy using it without the hassle of looking after it.”

“Each room has its own unique character and charm, but I’d say I have two favourites: the formal dining room, which has been painted using Farrow & Ball’s Eating Room Red, it’s a really elegant space for get-togethers and special celebrations with family and friends, and the lounge at the front of the house is a lovely room to retreat to, especially at Christmas. We’ll have our ten-foot tree in there and the room will be festooned in decorations, then we’ll gather around a roaring fire while we open our presents... That’s something I’m going to really miss when we leave.”

“In my opinion this is a location that would be really hard to beat. Within the dockyard we enjoy utter peace and privacy, and the house overlooks the paddock at the front so the view is leafy and green. However, it’s just a short walk across the bridge to the supermarket, the station and the high street so everything we need is just a stone’s throw away.”

“The property as a whole is just lovely as it is, but there’s the potential to do more. At the back of the garden is an old coach house, all of the houses on the terrace have one and some have been converted into accommodation. It could also be a fantastic home office – subject to gaining the correct permissions, of course.”

*“It will be the space, both inside and out, that I think we’re going to miss most when we leave,” says the owner. “It’s great when it’s just us here, but it has also allowed us to entertain and accommodate lots of our friends and family. It’s been the perfect family home.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Fine & Country proudly present the opportunity to acquire this quite exceptional Grade II* Listed residence, enviably situated within the Heritage Quarter of the former Royal Naval Dockyard on the Isle of Sheppey.

Step Inside

Originally constructed circa 1826, this imposing Georgian home stands enviably within a terrace comprised of just eight exclusive properties, originally constructed by the Admiralty to provide homes for the principle Officers of the Dockyard. In more recent years the current owners have sympathetically updated the property to exacting standards, while retaining the character and architectural integrity of this resplendent example of a historical property, yet with the desirable conveniences of a 21st century in mind.

Throughout there remains striking evidence of the past, with imposing fireplaces, log burning stoves, exposed floorboards and timber framed sash windows/ shutters, allowing light to bath the high ceiling rooms while offering pleasing vistas over parkland style gardens to the front and sea views from the rooms of the upper floor.

Affording in-excess of 3,200 sq/ft of well appointed and extremely versatile living accommodation the home is appointed over four floors, and currently configured with a total of six bedrooms, complimented by a luxurious bathroom and shower room, three grand reception rooms, a well equipped bespoke fitted kitchen/ breakfast room and two separate utility rooms.





Step Outside

A delightful walled garden of approximately 70 feet in length compliments the property beautifully, exhibiting a mature range of specimen trees and shrubbery, an ornamental pond and BBQ area.

A detached brick built 343 sq/ft coach house stands to the rear of the garden. Currently it offers parking for 2 cars along with lots of additional storage. However, subject to relevant planning this versatile space could be converted in to auxiliary accommodation or office space. Additional, private parking spaces are located within a short distance to the front of the residence.

Location

The Isle of Sheppey is located on the North Kent coast and offers distinct value. The local area is well served by the amenities found within the Sheerness, which is the islands principle town. The rail station is found only 0.2 miles away. This station does offer a direct commuter service plus links to the mainline services and high speed commuter services that are found at Sittingbourne. Additionally the M2 & M20 motorways are easily accessed allowing a convenient commute to the capital by car.

The Isle of Sheppey is well served by several primary schools and its own secondary school. Grammar School facilities are accessible in the Sittingbourne area.



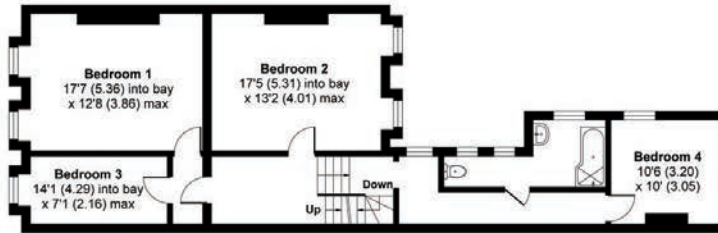
Naval Terrace, Sheerness, ME12

Approximate Area = 3248 sq ft / 301.7 sq m

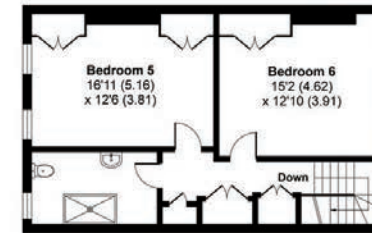
Outbuilding = 343 sq ft / 31.9 sq m

Total = 3591 sq ft / 333.6 sq m

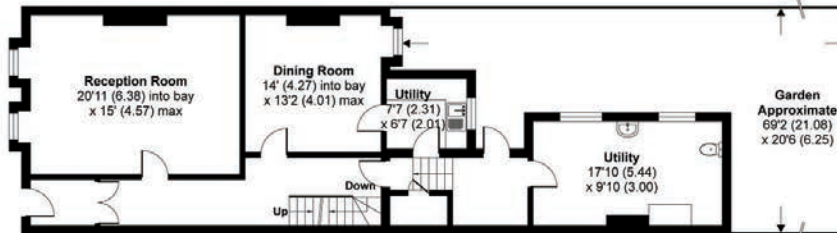
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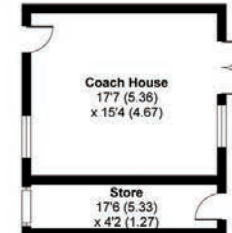
FIRST FLOOR



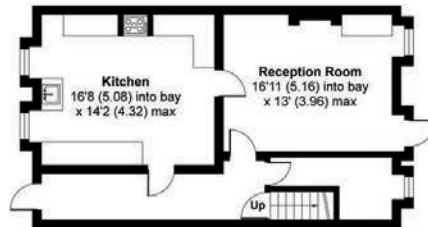
SECOND FLOOR



GROUND FLOOR



OUTBUILDING



LOWER GROUND FLOOR



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EPC Exempt
Freehold
Council Tax Band D

Guide price £700,000 - £725,000



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