



27 Moat Sole
Sandwich, CT13 9AU
Offers in Excess of £400,000

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27 Moat Sole

Sandwich

A charming three double bedroom Grade II Listed cottage offering spacious, well-proportioned accommodation in the heart of Sandwich with parking.

Situation

The popular historic Cinque Port town of Sandwich 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 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

Dating from 1863 this charming Grade II Listed Victorian cottage offers deceptively spacious accommodation in the heart of this historic Cinque Port town. The welcoming entrance hallway boasts a useful ground floor cloakroom and leads through to a delightful sitting/dining area. This versatile space is semi open plan to the kitchen/breakfast room and enjoys a study nook and attractive focal point fireplace whilst to the front is a separate cosy sitting room. The kitchen area is fitted with a range of shaker units and integrated cooking appliance together with a butler sink and breakfast bar adding a sociable aspect to the room. French doors from the breakfast area overlook and open onto the generous landscaped garden which enjoys a southerly aspect. To the first floor are three double bedrooms, the principal of which is especially spacious, all serviced by a bright and airy bathroom fitted with a three piece matching white suite plus separate corner shower cubicle. This characterful and much loved property is gas centrally heated and is being sold with no onward chain.

Outside

To the front a low brick wall is capped with wrought iron railings and an area of hard standing provides off road parking for one car. To the rear is a generous south facing garden, measuring 37 feet by 32 feet, delightfully landscaped to incorporate decked seating areas, paved and gravel pathways together with numerous raised beds sympathetically stocked with a variety of established planting. There is also a timber storage shed to remain. There is pedestrian access from the rear garden into the Cattle Market public car park to the rear (via locked gates through the doctor's surgery garden passage way).

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: B

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**

Ground floor
525 sq.ft. (48.7 sq.m.) approx.

First floor
506 sq.ft. (47.0 sq.m.) approx.



Entrance Hallway

L-shaped 9' 11" x 7' 11" (3.02m x 2.41m)

Cloakroom

3' 10" x 3' 3" (1.17m x 0.99m)

Sitting Room

11' 3" x 10' 3" (3.43m x 3.12m)

Dining Room

12' 9" inc stairs x 11' 1" (3.88m x 3.38m)

Kitchen

12' 10" x 7' 5" (3.91m x 2.26m)

Breakfast Room

9' 11" x 9' 10" (3.02m x 2.99m)

First Floor

Bedroom One

15' 11" x 12' 10" (4.85m x 3.91m) reducing to 10' 0" (3.05m)

Bedroom Two

10' 3" x 10' 3" (3.12m x 3.12m)

Bedroom Three

10' 4" x 7' 11" (3.15m x 2.41m)

Bathroom

8' 3" x 8' 1" (2.51m x 2.46m)

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

70 C

87 B

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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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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