



Statenborough Cottage
Sandwich Road | Eastry | Sandwich | Kent | CT13 0DH





Step inside

Statenborough Cottage

Set within a private plot tucked on the edge of Eastry village, there has been a property here since the 1700s and this detached period home is believed to date back to at least 1890, offering a rare blend of historic character and modern refinement. Approached by a generous driveway with double garage, you immediately get the sense of seclusion and exclusivity despite the easy access and great connectivity of the location. The timeless charm of the original architecture also hides modern enhancements such as solar panels and ultra fast fibre broadband, making the home as practical as it is attractive.

Walking to the front door, wraparound gardens frame the house with sweeping lawns, mature plantings, patios and inviting entertaining areas. Inside, the entrance hall leads to a recently updated spacious kitchen, a dining room with double doors opening directly to the garden, a separate breakfast room and a welcoming lounge centred around a wood burning stove. Both the lounge and breakfast room flow into the spacious conservatory, a year round living space with panoramic views over the gardens. A separate study provides a quiet workspace, while a practical utility room with shower and toilet adds everyday convenience.

The first floor landing gives access to the extensive main bedroom suite, beginning with a large dressing room offering built in storage and ample space for a private lounge area. From here, the ensuite bathroom, roof terrace and a private staircase leading to the main bedroom above create a unique multi level retreat. Two further bedrooms and a family bathroom complete the first floor. Separate staircases lead to two additional second floor bedrooms, offering exceptional flexibility for family living, guest accommodation or hobby spaces.

Outside, the double garage includes workshop space and a large storage area above with an adjacent Summerhouse currently used as a light and private studio. The gardens are laid out with multiple seating areas to follow the sun or shade throughout the day, and extend to a charming Swedish BBQ hut, providing a cosy and atmospheric setting for entertaining in any weather. Behind the house, a useful area with sheds, stores and a greenhouse adds further practicality.











Seller Insight

“Living on the edge of Eastry has given us the perfect balance between privacy, village tranquillity and everyday convenience. Whilst we've created our own oasis with the house and gardens, everything you need close at hand including local shops, a post office, a well regarded primary school and two traditional pubs that have become familiar gathering spots over the years. The village hall is regularly used by many local organisations, including the local theatre company, the Horticultural Society and health and fitness classes. Outside the village, we've always loved being able to step straight out into the countryside, with footpaths leading across fields and quiet lanes that make weekend walks a joy. Sandwich is only a few minutes away and has been our go to for cafés, restaurants, independent shops and its beautiful historic centre, which still feels like a hidden gem even after all this time.

The wider area has offered us so much in terms of lifestyle. The coast is within easy reach, whether we want a breezy walk along Deal's seafront or a peaceful afternoon at Sandwich Bay. Royal St George's and other nearby golf courses have been a real bonus, and the choice of schools—both state and independent—has made family life straightforward. Transport links have always been reliable, with nearby stations at Sandwich and Deal providing routes to Canterbury, Dover and high speed trains to London in under 90 minutes, whilst good road connections making travel simple. This has been our family home for over 34 years and for us, the house has been a place where rural charm meets practical living, a combination that has made our time here genuinely special.*

* 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.







Travel

Sandwich station	2.0 miles
Dover Docks	11.5 miles
Deal	5.5 miles
Canterbury	13.3 miles
Charing Cross	76.8 miles
Gatwick Airport	79.2 miles

By Train from Sandwich:

St. Pancras	1hr 27 mins
Victoria	1hr 53 mins
Charing Cross	2hrs 10 mins
Dover	22 mins
Canterbury	40 mins

Leisure Clubs & Facilities

Sandwich Leisure Centre	01304 614947
Prince's Golf Club	01304 611118
Royal St. George's Golf Club	01304 613090
Tides Leisure and Indoor Tennis	01304 373399
Eastry Cricket Club	07870 268558
Sandwich Sailing Clu	07595 839044
Sandwich Tennis Club	

Healthcare

Dr Healy and Partners	01304 611608
The Market Place Surgery	08443 879997
The Butchery Surgery	01304 612138

Education

Primary Schools:	
Eastry Primary School	01304 611360
Worth Primary School	01304 612148
Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Northbourne Park	01304 611215

Secondary Schools:

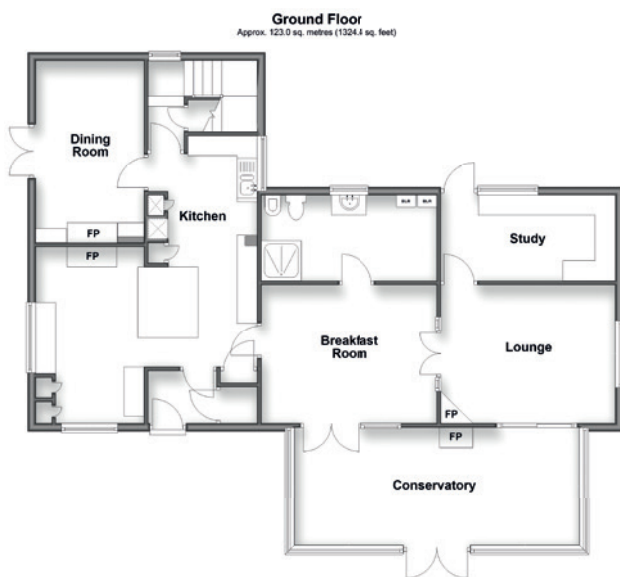
Sir Roger Manwood's Grammar	01304 613286
Dover Boys Grammar	
Dover Girls Grammar	
Dover College	01304 205969
The Kings School	01227 595502
Kent College	01227 763231
St Edmunds	01227 475000
St. Lawrence College, Ramsgate	01843 572900

Entertainment

The Five Bells	01304 611188
The Crispin Inn	01304 621967
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362
George and Dragon	01304 613106

Local Attractions / Landmarks

Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Sandwich Town Trail
Pegwell National Nature Reserve
Walmer, Dover and Deal Castles



GROUND FLOOR

Entrance Hall	
Kitchen	19'3 x 18'4 (5.87m x 5.59m)
Dining Room	15'1 x 8'8 (4.60m x 2.64m)
Breakfast Room	14'6 x 10'10 (4.42m x 3.30m)
Lounge	14'3 x 11'5 (4.35m x 3.48m)
Conservatory	23'3 x 11'11 (7.09m x 3.63m)
Study	14'3 x 7'0 (4.35m x 2.14m)
Shower Room/Utility	14'6 x 7'1 (4.42m x 2.16m)

FIRST FLOOR

Landing	
Dressing Room	18'7 x 14'6 (5.67m x 4.42m)
En Suite	
Roof Terrace	
Bedroom 2	14'6 x 11'10 (4.42m x 3.61m)
Bedroom 3	14'8 x 8'11 (4.47m x 2.72m)
Bathroom	8'5 x 6'4 (2.57m x 1.93m)

SECOND FLOOR

Main Bedroom	15'6 x 11'4 (4.73m x 3.46m)
Bedroom 4	13'9 x 11'3 (4.19m x 3.43m)
Bedroom 5	14'10 x 11'3 (4.52m x 3.43m)

OUTBUILDING

Double Garage	18'6 x 17'5 (5.64m x 5.31m)
Loft Store	18'6 x 12'5 (5.64m x 3.79m)

OUTSIDE

Wraparound Garden
Swedish BBQ Hut
Summerhouse
Shed
Greenhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D
Tenure: Freehold

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