



14 Fisher Street
Sandwich, CT13 9EJ
£379,000

colebrooksturrock.com





14 Fisher Street

Sandwich

A beautifully presented and recently renovated Grade II listed cottage, featuring a charming west-facing courtyard and ideally positioned in a highly sought-after location.

Situation

Fisher Street is a highly sought-after residential street just a few yards away from the main entrance to St Clements' churchyard and The Quay. The surrounding roads are brimming with attractive beamed cottages forming part of the conservation area of this medieval Cinque Ports town. The River Stour runs along one edge of the town and provides a beautiful backdrop to some of the public spaces with river trips etc. 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 and the nearby Thanet Parkway Stations 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

Behind the traditional brick façade and sash windows of this charming Grade II listed Victorian end-of-terrace lies a beautifully presented and recently updated period home set along a historic street. The sitting room lies to the front of the property, complete with a log effect stove, whilst a charming bespoke kitchen/breakfast room lies beyond the turning staircase. This inviting space features quarry-tiled flooring, and French doors that overlook - and open directly onto - the courtyard garden. Thanks to the side covered walkway, the first-floor benefits from an increased footprint, which has been cleverly utilised to provide two double bedrooms, a bathroom, built-in storage, and a generous en-suite shower room to the principal bedroom, creating a truly sumptuous suite.

This characterful and welcoming cottage also benefits from gas-fired central heating and features sash and casement windows throughout, with shutters to the front and some newly installed secondary double glazing.

Outside

The delightful courtyard garden to rear is predominately paved and gravelled and enjoys a westerly aspect. There is a useful brick-built laundry/workshop with power, lighting and plumbing connected, whilst a covered side walkway provides access to the front. This access twinned with another behind the laundry/workshop provide occasional access for the neighbouring property who have right of way.

Services

All main services are connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

Declaration of Interest

Under Section 21 of The Estate Agents Act 1979 please note that the owner of this property is an employee of Colebrook Sturrock.

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.



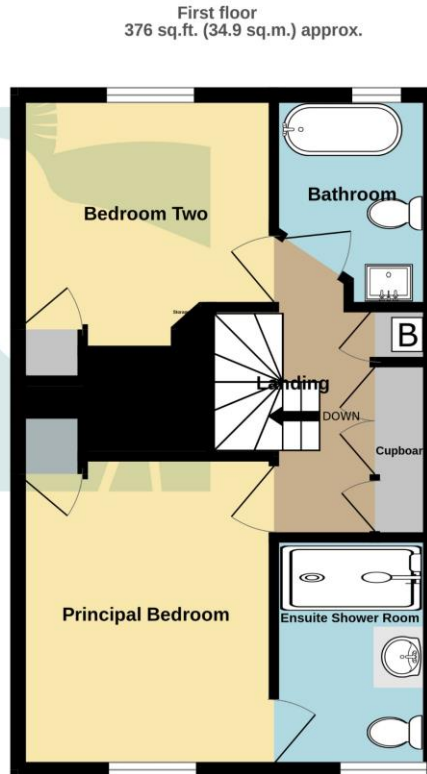
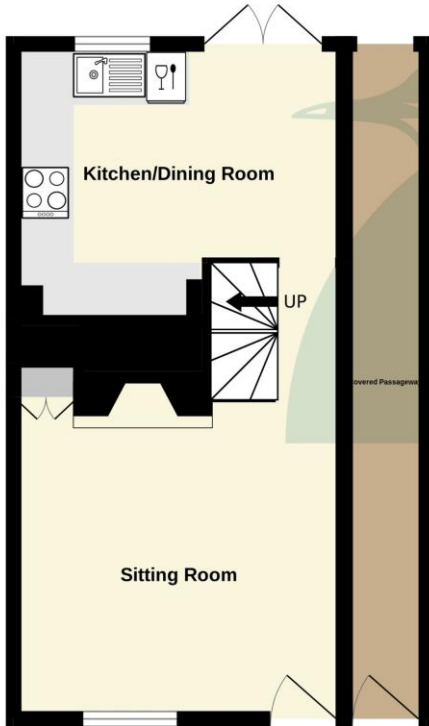
To view this property call Colebrook Sturrock on **01304 612197**



Ground floor
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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First floor
376 sq.ft. (34.9 sq.m.) approx.

Sitting Room

12' 8" x 12' 4" (3.86m x 3.76m)

Kitchen/Dining Room

12' 0" x 10' 4" (3.65m x 3.15m)

First Floor

Principal Bedroom

11' 9" plus recess x 9' 10" (3.58m x 2.99m)

Ensuite Shower Room

8' 9" x 5' 11" (2.66m x 1.80m)

Bedroom Two

9' 5" x 9' 3" (2.87m x 2.82m)

Bathroom

7' 11" narrowing to 5' 1" (1.55m) x 5' 11" (2.41m x 1.80m)

Covered Walkway

25' 11" x 2' 6" (7.89m x 0.76m)

Laundry/Workshop

11' 3" x 5' 2" (3.43m x 1.57m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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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