



Maple Leaf House, Hammill Road
Woodnesborough, CT13 0PR
£725,000

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Maple Leaf House

Hammill Road, Woodnesborough, Sandwich

A spacious modern, detached family home boasting extended accommodation, impressive energy efficiency, and a generous plot.

Situation

This modern family home is set within the village of Woodnesborough and surrounded by open countryside, lying just over a mile to the west of the ancient town and Cinque Port of Sandwich. The town offers a comprehensive range of amenities within its compact centre including excellent shopping from its range of independent stores, as well as a choice of two supermarkets. There are doctors' and dentists' surgeries and excellent transport links by rail or bus, including a direct service to London St. Pancras. The coastline nearby provides excellent recreation opportunities including links golf at several nearby courses, including Royal St Georges. Sailing, Fishing, cycling and excellent walking are all readily accessible.

The Property

Having been extensively renovated and thoughtfully extended by the current owners since 2019, Maple Leaf House is an exceptionally well-presented detached family home offering generous, light-filled accommodation and excellent energy efficiency, enhanced by solar panels, a modern boiler, and upgraded insulation. The welcoming living spaces include an impressive triple-aspect sitting room, centered around a wood-burning stove and featuring bi-fold doors opening onto the paved terrace. An inner hall provides access to a practical utility room and cloakroom, together with a separate study and an inviting open-plan snug. At the heart of the home is a superb open-plan kitchen/dining room, beautifully fitted with classic shaker cabinetry complemented by granite worktops. A roof lantern and corner bi-fold doors flood the space with natural light and create a seamless connection to the rear garden, making it an ideal setting for both everyday family life and entertaining. The first floor offers a principal bedroom suite with a dressing area and modern ensuite bathroom, whilst three further good size bedrooms are served by a well-appointed family shower room.

Outside

Maple Leaf House is set well back from the road behind a carriage driveway, providing ample off-road parking together with access to the detached double garage, measuring 20'4" x 20'4" (6.19m x 6.19m), with power and lighting connected. A gate leads through to the substantial rear garden, an exceptional outdoor space that has been beautifully landscaped and meticulously maintained. A generous, paved terrace spans the rear of the house, providing the perfect setting for outdoor dining and entertaining, while the expansive lawn extends beyond, complemented by an established pond, an attractive pitched-roof pergola, and an abundance of mature trees, shrubs, and well-stocked flower beds. Towards the far end of the garden, a productive kitchen garden and a useful timber storage shed further enhance the property's appeal. Fully enclosed and enjoying an excellent degree of privacy, this outstanding garden provides a peaceful and picturesque setting for family life.

Services

Mains electric, water and gas are understood to be connected to the property. Shared private drainage. Solar panels installed.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: A

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**



TOTAL FLOOR AREA : 1710 sq.ft. (158.8 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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Score	Energy rating	Current	Potential
92+	A	99 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sitting Room

14' 6" x 11' 6" (4.42m x 3.50m) plus 14' 6" x 6' 3" (4.42m x 1.90m)

Snug

13' 1" x 12' 5" (3.98m x 3.78m)

Study

8' 2" x 7' 4" (2.49m x 2.23m)

Utility Room

7' 4" x 6' 11" (2.23m x 2.11m)

Kitchen/Dining Room

18' 11" x 15' 10" (5.76m x 4.82m). Inc pantry

Cloakroom

6' 10" x 4' 0" (2.08m x 1.22m)

First Floor

Principal Bedroom

12' 3" x 9' 2" (3.73m x 2.79m)

Dressing Room

8' 5" x 7' 4" (2.56m x 2.23m)

Ensuite Bathroom

7' 4" x 5' 6" (2.23m x 1.68m)

Bedroom Two

14' 7" x 8' 9" (4.44m x 2.66m)

Bedroom Three

9' 10" x 7' 4" (2.99m x 2.23m)

Bedroom Four

L-shaped 9' 9" max x 9' 3" max (2.97m x 2.82m)

Shower Room

8' 7" x 6' 5" (2.61m x 1.95m)

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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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