



5 Elizabeth Drive
Woodnesborough | Sandwich | Kent | CT13 0FR

 FINE & COUNTRY



STEP INSIDE

5 Elizabeth Drive is an exceptional modern residence, completed in 2022 and still protected by its new build warranty until September 2032. Set within the peaceful village of Woodnesborough, the home combines contemporary craftsmanship with countryside tranquillity, offering generous proportions, refined finishes and breathtaking rural views that elevate everyday living.

The property opens with a striking reception hall, a space that immediately conveys the scale and elegance of the home. Its wide, welcoming feel creates a natural flow to the ground floor rooms. To the front sits a highly versatile study, ideal for remote working yet perfectly positioned to serve as a ground floor bedroom thanks to the bathroom directly opposite. This flexibility makes the home wonderfully adaptable for guests, multi generational living or changing family needs.

The double aspect sitting room is a standout feature, a beautifully balanced space designed for both comfort and impact. A log burner forms a warm focal point, while separate double doors and wide bi folding doors open the room to the garden. When the bi folds are drawn back, the room transforms, revealing a sweeping, uninterrupted vista across open farmland. This connection to the landscape creates a sense of calm and rural grandeur, making the sitting room a perfect place to unwind or entertain throughout the seasons.

At the heart of the home lies the magnificent kitchen/breakfast room. Crafted with exceptional attention to detail, it features integrated appliances, space for a range cooker and further bi folding doors that invite natural light and open directly onto the terrace. The kitchen is both a practical workspace and a social hub, ideal for family gatherings, relaxed mornings and hosting friends. The adjoining utility room adds everyday convenience and includes internal access to the double garage, ensuring seamless functionality.

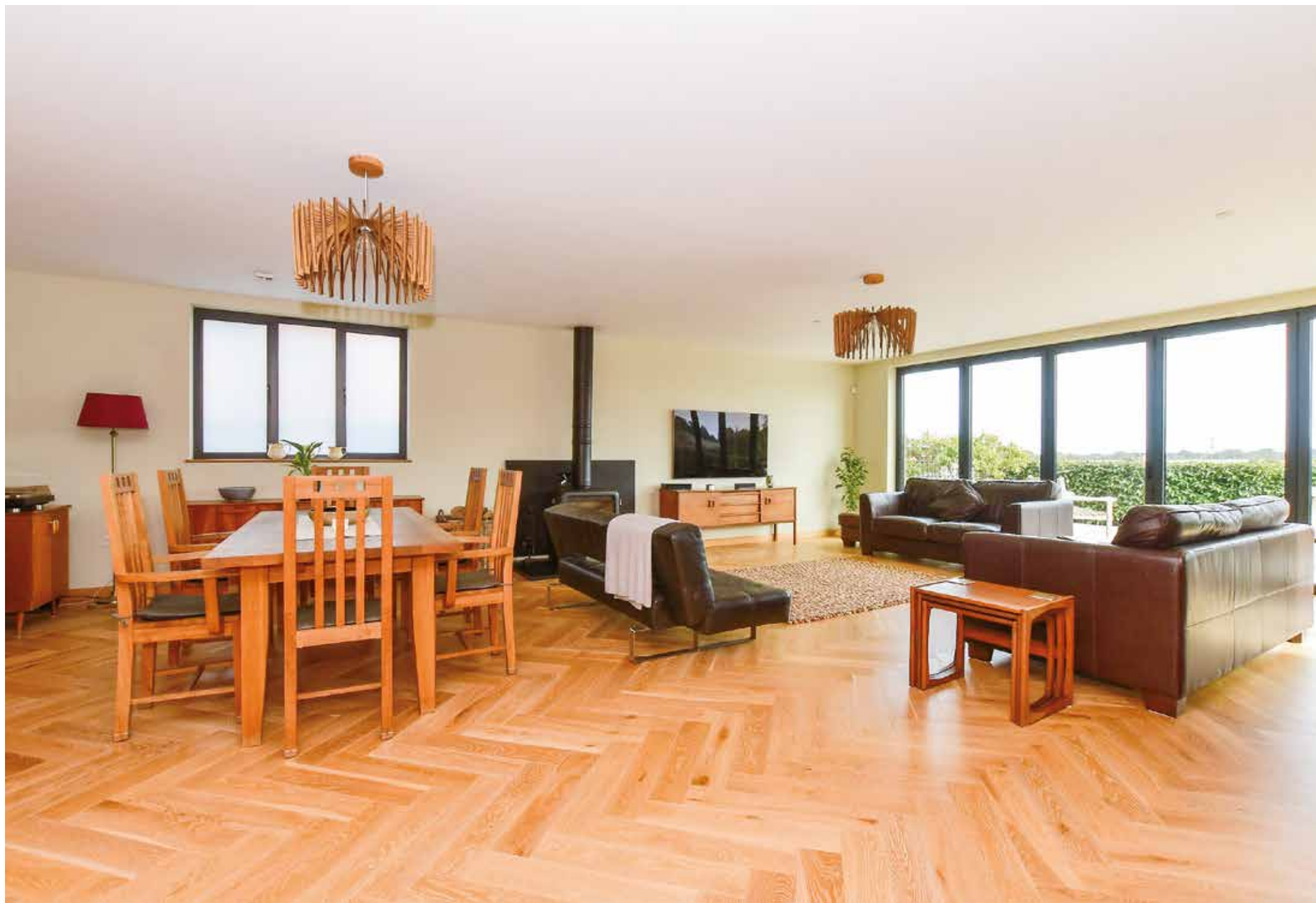
The first floor is arranged around a spacious, light filled landing that enhances the sense of openness. Here you will find five double bedrooms, each with its own en suite, a rare and luxurious feature that ensures comfort and privacy for every member of the household. The principal and second bedrooms both enjoy walk in wardrobes, while bedrooms one, two and three share elevated views across the rolling farmland to the rear. These vistas create a serene backdrop that enhances the home's peaceful atmosphere.

The second floor adds yet more versatility, offering a generous additional bedroom and a very useful loft room. This level is ideal for older children, hobbies, storage or a quiet retreat away from the main living spaces, making the home exceptionally adaptable for evolving family lifestyles.

Outside, the rear garden is designed for enjoyment and relaxation. A vast terrace provides the perfect setting for summer dining, gatherings or simply soaking in the countryside views. A detached outbuilding adds further value and flexibility, comprising a shed and a separate room with its own en suite shower room. This space is ideal as a gym, studio, home bar or a private hideaway for older children, a superb addition that enhances the property's lifestyle appeal.

To the front, the home benefits from a driveway for three cars and a double garage with an electric door, completing the impressive specification.











SELLER INSIGHT

“ When we first decided to build our home, the main attraction was the location. This part of Woodnesborough offers a rare blend of rural calm, village charm and exceptional access to some of Kent's most desirable destinations. Living here has given us the best of all worlds: countryside views, peaceful surroundings and the convenience of being moments from thriving towns, beautiful coastline and excellent transport links.

One of the greatest advantages has been the proximity to Sandwich, just a short drive away. It's a wonderfully historic Cinque Port town with medieval streets, independent shops, cafés, restaurants and riverside walks. Whether popping in for essentials, enjoying lunch by the quay or exploring its heritage, Sandwich has always felt like an extension of home.

Just a short distance from the property, Sandwich offers some of the finest golf in the country. The world renowned Royal St George's Golf Club, host to multiple Open Championships, provides an extraordinary links experience with sweeping coastal views and a course celebrated for its heritage and challenge. Nearby Prince's Golf Club offers 27 beautifully maintained links holes, blending championship pedigree with a welcoming atmosphere, while Royal Cinque Ports in Deal delivers another exceptional coastal course favoured by serious golfers. Having three elite clubs within such easy reach has made this location a true haven for golf enthusiasts, with world class facilities and unforgettable scenery just moments from home.

For a change of pace, Canterbury is easily reached. The city offers everything, premium shopping, theatre, fine dining, cultural attractions and of course the iconic cathedral. It's been our go to for days out, family trips and evenings in the city.

We've also loved how close we are to the Thanet coastline. Within a short drive you can reach the sandy beaches of Deal, Broadstairs, Ramsgate and Margate. Whether it's summer days on the beach, coastal walks or enjoying the vibrant seaside atmosphere, having the coast so accessible has been a real lifestyle benefit.

The surrounding villages add even more charm. Ash, just minutes away, offers local shops, pubs and a friendly community feel. Woodnesborough itself is peaceful and picturesque, with countryside walks right on the doorstep, something we've appreciated daily.

Schooling has also been a major advantage. There are excellent primary and secondary options nearby, including well regarded schools in Sandwich, Ash and the wider district. For families, the convenience and quality of education in the area is a real strength.

Despite the rural setting, travel has been incredibly easy. Sandwich station provides direct links to London, making commuting or visiting the capital straightforward. Road connections are equally strong, with routes to Canterbury, Dover, Thanet and beyond all close by.

Living here has given us a lifestyle that feels both relaxed and connected, countryside tranquillity with everything we need within easy reach.*

* 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

By Road:	
Sandwich station	3.4 miles
Thanet Parkway station	10.2 miles
Dover Docks	10.4 miles
Deal	7.4 miles
Canterbury	12.1 miles
Charing Cross	75.4 miles
Gatwick Airport	80.1 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
Thanet Parkway to St Pancras	70 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
Sandwich Bowling Club	01304 611100

Sandwich Town Cricket Club	01304 617237
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
St Faiths	01304 813409

Secondary Schools:	
Sir Roger Manwood's Grammar	01304 613286
Duke of York's Royal Military School	01304 245023
Dover College	01304 205969
Kings School Canterbury	01227 595502
St Edmunds	01227 475000
Kent College	01227 763231
St. Lawrence College, Ramsgate	01843 572900

Entertainment

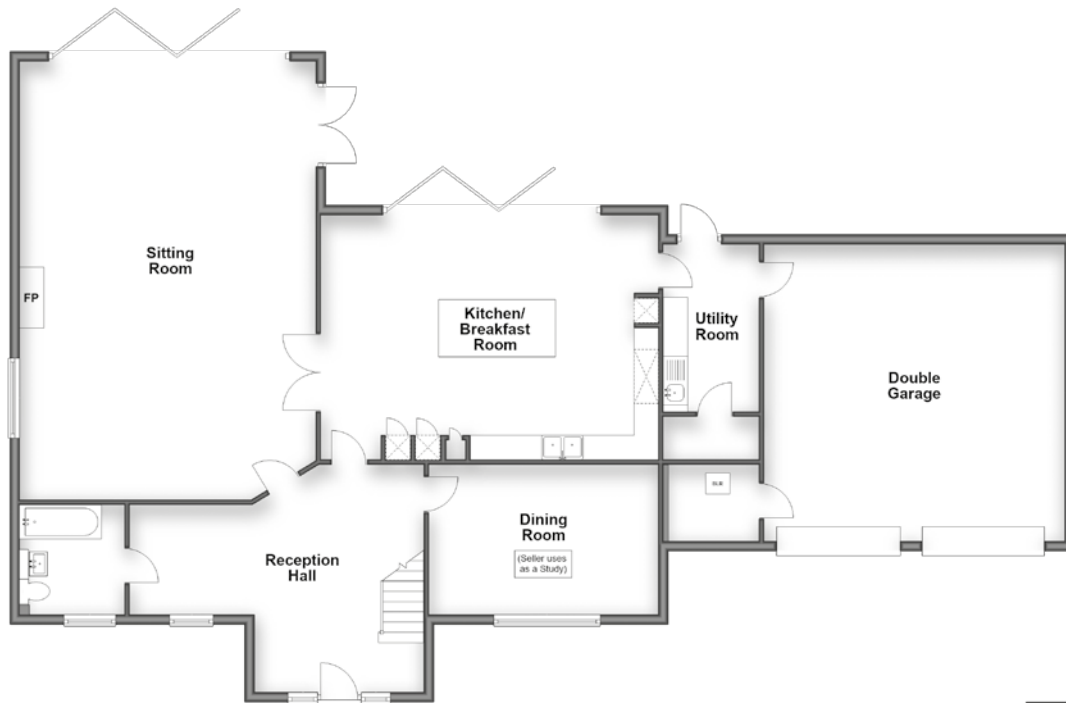
The Five Bells	01304 611188
The Crispin Inn	01304 621967
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362
George and Dragon	01304 613106

Local Attractions / Landmarks

White Mills Wake and Aqua Park
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

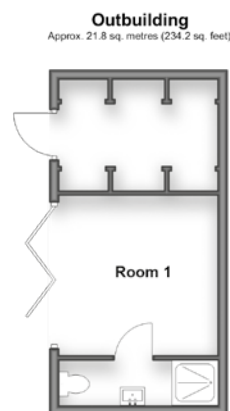
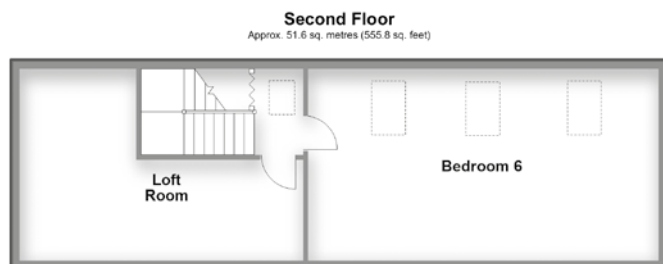


Ground Floor
Approx. 183.3 sq. metres (1973.0 sq. feet)



First Floor
Approx. 179.0 sq. metres (1926.4 sq. feet)





GROUND FLOOR

Reception Hall	19'7 (5.97m) narrowing to 8'2 (2.49m) x 15'9 (4.80m)
Bathroom	7'10 x 7'4 (2.39m x 2.24m)
Dining Room	15'4 x 11'0 (4.68m x 3.36m)
Sitting Room	30'2 x 21'0 (9.20m x 6.41m)
Kitchen/Breakfast Room	22'4 x 16'4 (6.81m x 4.98m)
Utility Room	11'3 x 6'4 (3.43m x 1.93m)

FIRST FLOOR

Landing	
Bedroom 4	15'3 x 11'0 (4.65m x 3.36m)
En suite Shower Room	
Principal Bedroom	20'11 x 14'8 (6.38m x 4.47m)
Walk In Wardrobe	
En Suite Shower Room	
Bedroom 5	12'1 x 11'0 (3.69m x 3.36m)
En Suite Shower Room	
Bedroom 3	15'3 x 11'8 (4.65m x 3.56m)
En Suite Shower Room	
Bedroom 2	18'9 x 14'4 (5.72m x 4.37m)
Walk In Wardrobe	
En Suite Bathroom	

SECOND FLOOR

Landing	
Bedroom 6	23'5 x 12'9 (7.14m x 3.89m)
Loft Room	(L-shaped) 19'1 x 6'8 (5.82m x 2.03m) plus 8'0 x 6'2 (2.44m x 1.88m)

OUTBUILDING

Studio	10'7 x 10'7 (3.23m x 3.23m)
Shower Room	
Shed	

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Double Garage	20'5 x 20'0 (6.23m x 6.10m)

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