



1 The Butchery
Sandwich, CT13 9DL
£450,000

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1 The Butchery

Sandwich

A Grade II Listed period property situated within the conservation area providing generous and versatile accommodation.

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

Set in the heart of historic Sandwich is this deceptively spacious Grade II Listed town house boasting versatile and characterful accommodation, plus a delightful west facing roof garden. The ground floor is presently arranged as a reception hall to the front with a former consultation room, office and cloakroom to the rear. The office has exterior access to a covered courtyard and a connecting door to the consultation room. Stairs rise to the principal living accommodation where a delightful sitting/dining room enjoys dual aspect, beamed ceiling and an attractive exposed brick fireplace. The bright kitchen/breakfast room overlooks and opens onto the roof garden, and is fitted with a range of matching units and an integrated dishwasher, whilst a guest bedroom suite, complete with ensuite shower room, lies adjacent. An impressive drawing room, with a striking vaulted beamed ceiling, occupies the second floor along with a study, cloakroom facility and enviable principal bedroom serviced by a

generous ensuite bathroom. This unique home is gas centrally heated and is being sold with no onward chain.

Outside

At ground level a door from the office opens to a covered yard with two timber storage sheds. On the first floor a doorway from the kitchen opens to the roof garden with fine rooftop views and enjoying a westerly aspect.

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: E

EPC Rating: D

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.

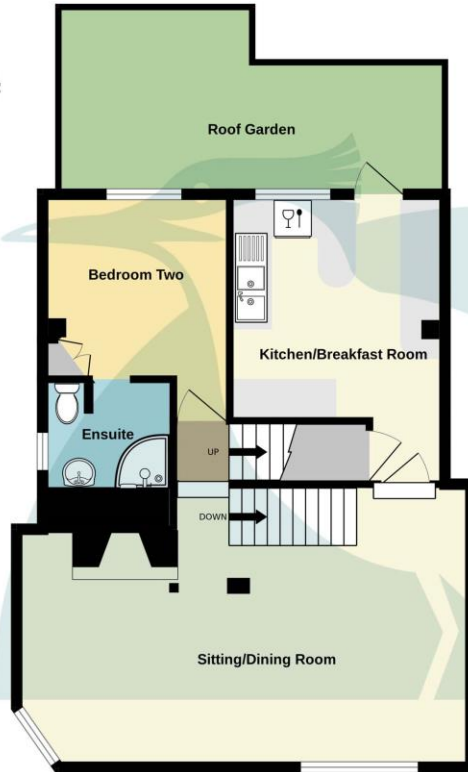
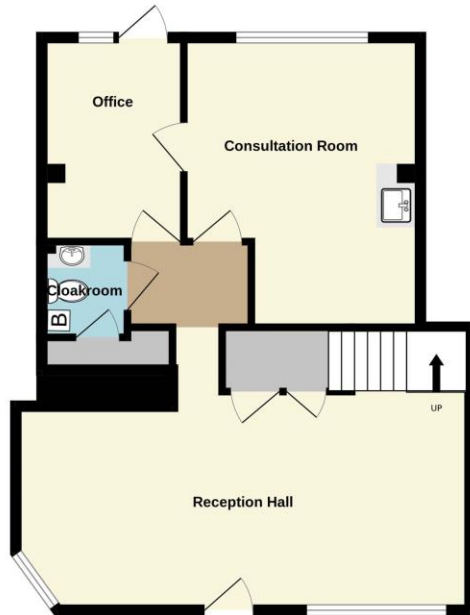


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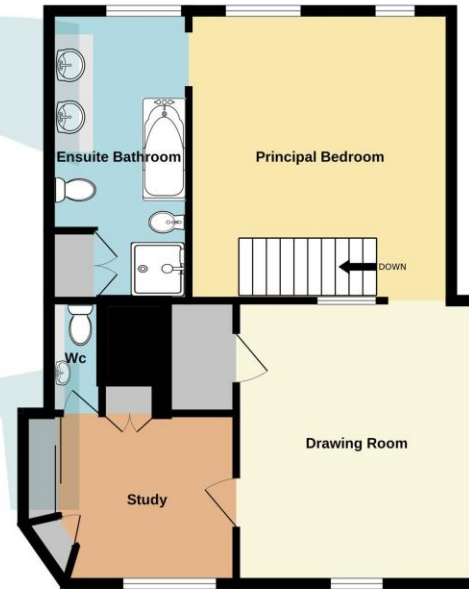
First floor
612 sq.ft. (56.8 sq.m.) approx.



Ground floor
607 sq.ft. (56.4 sq.m.) approx.



Second floor
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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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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		
		60 D	78 C

Reception Hall

23' 4" x 12' 0" (7.11m x 3.65m) reducing to 10' 8" (3.25m)

Consulting Room

14' 11" x 12' 2" (4.54m x 3.71m)

Office

10' 1" x 6' 10" (3.07m x 2.08m)

Cloakroom

4' 10" x 4' 4" (1.47m x 1.32m)

First Floor

Sitting/Dining Room

23' 11" x 12' 9" (7.28m x 3.88m)

Kitchen/Breakfast Room

14' 11" maximum into door recess x 11' 1" (4.55m x 3.38m)

Roof Garden

21' 4" x 9' 7" (6.50m x 2.92m) reducing to 6' 9" (2.06m)

Bedroom Two

9' 4" x 9' 2" (2.84m x 2.79m)

Ensuite Shower Room

6' 6" x 5' 6" (1.98m x 1.68m)

Second Floor

Principal Bedroom

15' 4" x 12' 6" (4.67m x 3.81m)

Ensuite Bathroom

15' 1" x 8' 7" (4.59m x 2.61m)

Drawing Room

15' 4" x 12' 2" (4.67m x 3.71m)

Study

11' 8" x 8' 9" (3.55m x 2.66m)

WC

5' 1" x 3' 1" (1.55m x 0.94m)

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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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