



FOUNDATION

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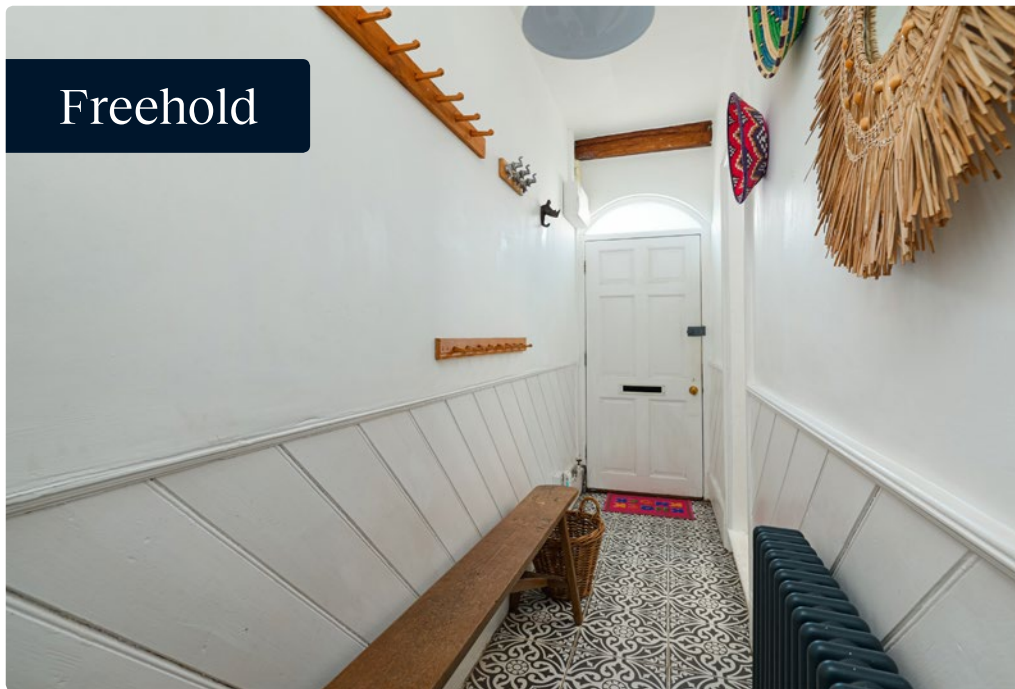
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1, Millwall Place, Sandwich, CT13 9BQ

5 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS

Freehold



1, Millwall Place, Sandwich, CT13 9BQ

- Enchanting Grade II Listed Residence
- Over 2100 Sq.Ft Of Characterful Accommodation
- Artistically Presented Throughout
- Creative Interior Design & Bespoke Joinery
- Five Double Bedrooms & Four Bathrooms
- Flourishing In Period Features
- Large Garden & Sun Terrace
- Off Road Parking & Garage/Studio

LOCATION:

Situated in the heart of Sandwich's bustling and historic town centre, the property is ideally positioned within easy reach of the mainline station, quayside and excellent local schools. Steeped in history and set along the River Stour, Sandwich's medieval centre is preserved as a conservation area, with an abundance of original buildings, independent shops, restaurants and the picturesque historic quayside making it an increasingly popular place to live and visit.

The town holds a weekly market on the Guildhall forecourt, offering a selection of locally produced bread, meat, groceries and flowers, while the wider town provides a good range of everyday amenities. Sandwich mainline station offers high-speed services to Ashford and London St Pancras, making it particularly convenient for commuters. The area is well served by both state and independent schools, including the highly regarded Sir Roger Manwood's School, a

renowned grammar school located just a five-minute walk away. Surrounded by beautiful countryside, Sandwich is ideally placed for country walks and bridleways, while Sandwich Bay offers extensive nature reserves, coastline and two world-class golf courses.

Canterbury, approximately 13 miles away, provides a vibrant and cosmopolitan city centre with an excellent mix of high street and independent shopping, cafés, restaurants and cultural attractions including the Marlowe Theatre. The city also offers an outstanding choice of educational facilities, from grammar and independent schools to three universities. For travel further afield, the port of Dover is approximately 12 miles away, with the Channel Tunnel providing convenient access to mainland Europe. With its historic character, excellent amenities, outstanding schools and superb transport connections, Sandwich offers an exceptional blend of town and country living.



Number One Millwall Place is an enchanting Grade II listed five-bedroom home, dating back to the 16th century and occupying a wonderful position in Sandwich's historic medieval town centre. Extending to over 2,100 sq.ft, this deceptively spacious period home has been thoughtfully and sympathetically renovated by the current owners, whose creative eye for detail and exceptional flair for interior design is reflected throughout this beautifully presented home. Flourishing in period features, the property combines an abundance of original character with great aesthetics and beautifully considered contemporary design, creating a truly individual family home.



The property opens into a welcoming entrance hall, where traditional half-height timber panelling, cast-iron column radiators immediately set the tone. The hallway flows through to the impressive open-plan kitchen and dining room, which has been cleverly created from two former rooms and now provides a wonderful heart to the home. Centred around a restored original fireplace

with a Morsø cast-iron wood-burning stove, the room is both stylish and incredibly inviting, with views and access to the garden.

The kitchen has been beautifully designed with bespoke cabinetry, polished concrete worktops, a Belfast sink, glazed ceramic tiling and a copper mixer tap. Earthy green and blue tones, botanical wallpaper and natural timber finishes create a sophisticated yet relaxed aesthetic, while the abundance of original features ensures the history of the house remains very much at the forefront. French doors open directly onto the patio, creating an excellent connection between the house and garden. The living room is equally impressive, with exposed beams, a large timber sash window and centred around an original brick inglenook fireplace.

The upper floors have been completely renovated whilst retaining and enhancing the property's period features. There are three bedrooms on the first floor all beautifully presented, with two bedrooms both enjoying ensuite bathrooms. The second floor provides

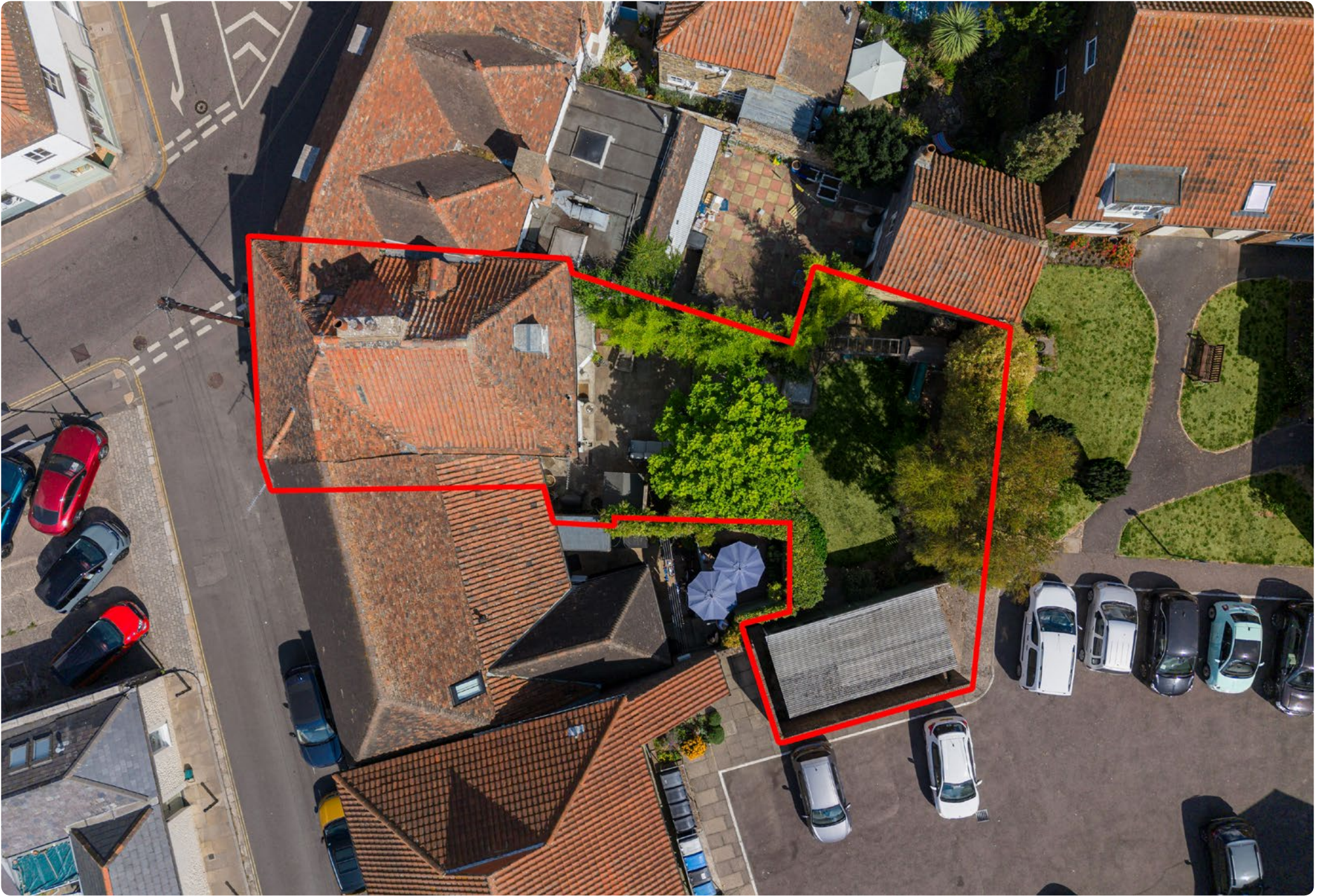
two further well-proportioned bedrooms, both tucked into the charming eaves and each enjoying their own en-suite shower room. Roof lights and attractive colour schemes create light and characterful spaces.

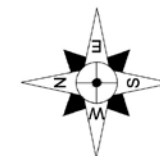
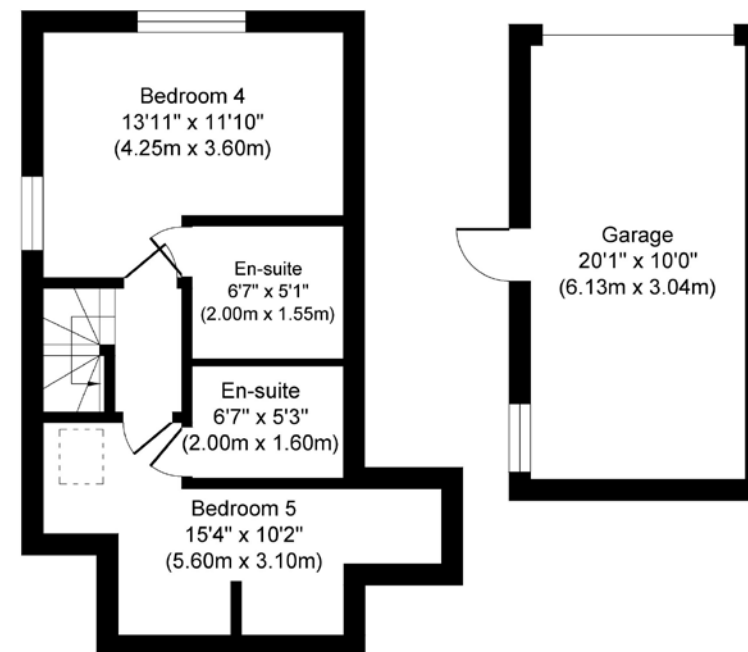
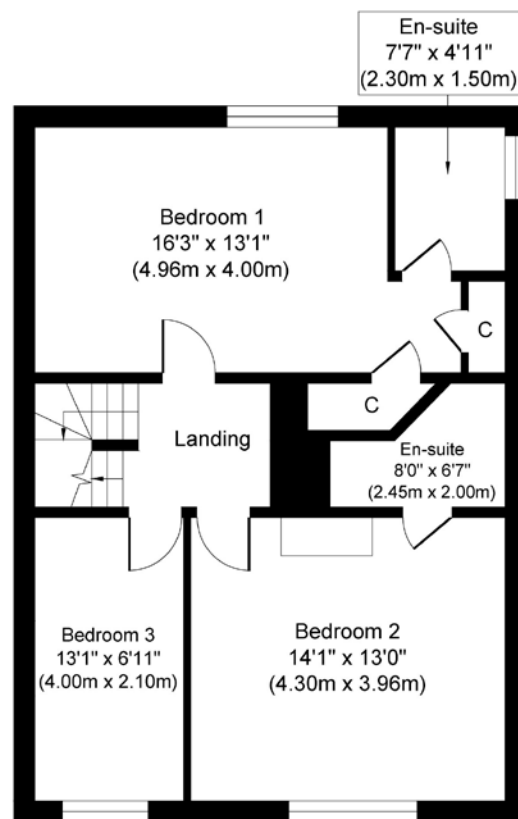
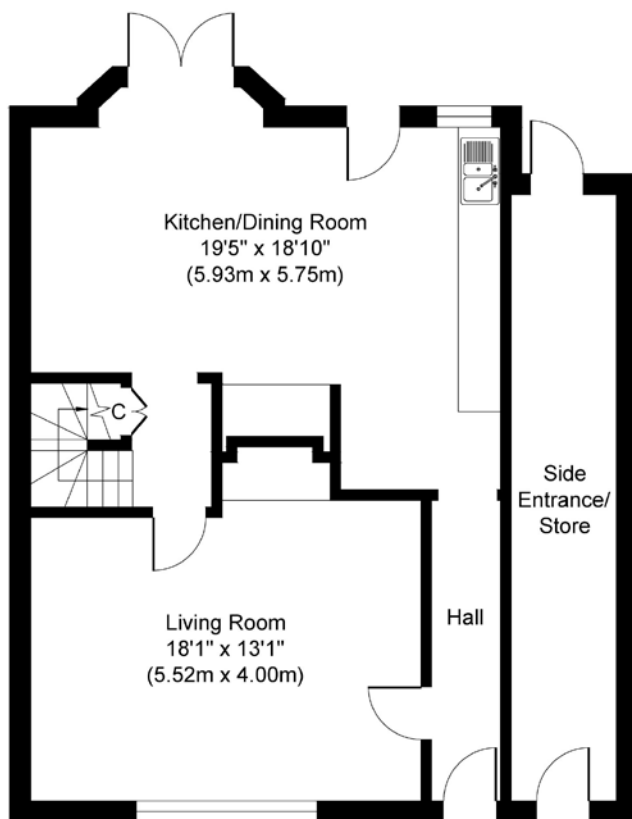
Outside, the garden has been thoughtfully designed to create a wonderfully private and flourishing space. A generous, paved patio provides the perfect setting for alfresco dining and entertaining, with direct access from the kitchen and dining room. Beyond this, raised timber beds, established planting, colourful borders and a wide lawn create a series of beautifully connected spaces. Mature birch, fig and bamboo planting provides privacy, whilst eucalyptus, jasmine, lavender, rosemary and roses bring colour, fragrance and wildlife to the garden. A detached garage sits towards the rear of the garden, currently used for storage, this offers excellent potential for conversion into a studio, annexe or further versatile accommodation, subject to the necessary consents. There is also private parking to the rear, with a pathway leading towards the historic St Clement's Church.











TOTAL FLOOR AREA: 2116 sq. ft (196 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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