



FOUNDATION

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The Studio, 72 Strand Street, Sandwich CT13 9HX

2 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



The Studio, 72 Strand Street, Sandwich CT13 9HX

- Enchanting Unlisted Period Residence
- Arched Windows & Exposed Floorboards
- Opportunity To make Further Enhancements
- Large Bright & Airy Reception Rooms
- Generous Established Rear & Front Garden
- Envious Location Within Sandwich
- Short Walk To The Station With Train Links To London
- Easy Access To The Cathedral City Of Canterbury

SITUATION:

Situated in the heart of Sandwich's bustling town centre, yet close to the mainline station, quayside, and schools. The charming and historic town of Sandwich is situated on the River Stour and its historic centre is preserved as a conservation area. Its many original medieval buildings, thriving town centre and historic quayside make this an extremely popular place to both live and visit.

Sandwich has a weekly market located on the Guildhall forecourt and offers locally produced bread, meat, groceries, and flowers. Sandwich also offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The local area is well served with a fine selection of state and private schools, including the renowned Sir Roger Manwood's state grammar school, a five-minute walk away and currently rated outstanding by Ofsted.

Sandwich is surrounded by lovely countryside that has many good country walks and bridle paths, whilst Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's and Princes' Golf Club.

The cathedral city of Canterbury is just thirteen miles to the west and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of high street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to highly regarded private schools and three universities. Easy access to mainland Europe is facilitated by the port of Dover just 12 miles to the south and the Channel Tunnel a further 7 miles.



DESCRIPTION:

An enchanting residence situated in the medieval cinque port town of Sandwich, The Studio is a deceptively large property flourishing in period features and offering almost 1300 sq.ft of versatile accommodation.

Built in the 1800's and served as a stables, there is an architectural resemblance of both Georgian and Victorian, with the two periods harmonising character and individuality. Exposed floorboards, detailed panelling, pretty windows and rich beams balance beautifully with the simple decor, whilst presenting an opportunity to make further enhancements.

The current owner has made many improvements with substantial work to the roof, installing a damp course, updating the electrics, and adding an additional staircase.

The Studio is set back from Strand Street and occupies a wonderfully magical garden which is unusually generous in size, this a rarity in Sandwich with many period

properties owing just a courtyard. The garden is a true asset to this quirky property and reaches down to the Delf stream, Gazen Saltz recreation ground and nature reserve.

The exposed brick facade complements the arched painted windows and is tucked behind a small walled garden. The main front door opens into an impressive entrance hall with bare floor boards and a Victorian staircase which has exposed panelling.

The reception rooms are to the right and partially open to one another with light streaming in from the windows at either end. The kitchen mainly comprises of freestanding appliances and antique furniture which provides a good amount of work surface, there is a double range stove and a ceramic sink with mixer tap placed in front of the window. The kitchen could be relocated to the reception rooms providing a large open plan living area.

A shower room is situated off the kitchen and is in addition to the bathroom located the first floor. At the rear of the property there is a separate room used as an art studio but could offer also be used as a guest bedroom. Stairs have been installed and comply with building regulations, these lead to an open plan loft space which could be further converted STPC.

The main staircase leads one to a double bedroom and bathroom which has a freestanding rolled top bath, basin and WC.

OUTSIDE:

The enchanting rear garden is accessed via the reception room and is alive with colourful borders and established shrubs, pathways intertwine and lead to seating areas dotted around this magical haven. At the rear of the garden there is access to the Gazen Saltz recreation park and nature reserve.







TOTAL FLOOR AREA: 1334 sq. ft (124 sq. m)



EPC RATING
E



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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