



Bowling Cottage, 1a Bowling Street
Sandwich, CT13 9HA
£750,000

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Bowling Cottage

1a Bowling Street, Sandwich

A handsome period residence nestled in the heart of Sandwich, enjoying deceptively spacious accommodation and enchanting gardens.

Situation

Sandwich is one of Kent's most attractive and highly regarded historic towns and a designated Cinque Port, renowned for its beautifully preserved medieval centre, rich history and vibrant community atmosphere. The town offers an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, public houses, a bank, post office, chemist, doctor and dentist surgeries, together with a choice of well-regarded schools and leisure facilities. Regular festivals and events further enhance the town's appeal. From the property, the historic town centre is easily accessible on foot, while the surrounding countryside can be reached directly. The stunning coastline at Sandwich Bay, with its expansive beach stretching towards Pegwell Bay and Deal, is only a short drive away, along with nearby nature reserves, a watersports centre and several world-famous golf courses, including the prestigious Princes Golf Club and Royal St George's Golf Club. Sandwich also offers excellent transport connections, with rail services providing direct links to London St Pancras and Charing Cross from Sandwich and nearby Thanet Parkway station at Cliffsend, while the nearby A299 Thanet Way gives convenient access to the M2 motorway. For travel to Europe, the Port of Dover is approximately 13 miles away and the Channel Tunnel terminal at Cheriton approximately 22 miles distant, making Sandwich an increasingly popular choice for those seeking a balance between coastal living, countryside surroundings and excellent connectivity.

The Property

Conveniently situated in the heart of this historic town, Bowling Cottage is a handsome period residence that has been thoughtfully and sympathetically updated by the current owners, seamlessly blending the charm and character of its original features with the comforts of modern living. Deceptively spacious from the outside, the accommodation is arranged over three floors and offers versatile and well-proportioned living space throughout. The ground floor comprises two generous reception rooms, with an elegant dining room positioned to the front and a welcoming sitting room to the rear, enjoying views over the first of two enchanting garden areas. Leading from the entrance hallway is a practical

cloakroom, while the contemporary fitted kitchen lies beyond, complete with a range of matching cabinetry, integrated appliances, a fitted pantry, and direct access to the exterior. The first floor features a split-level layout and comprises two double bedrooms, including a beautifully proportioned principal bedroom, served by two stylish fully tiled bathrooms. To the second floor are two further double bedrooms and an additional shower room, all finished in a contemporary style that complements the rest of the home. This enviable town-centre property further benefits from gas central heating and is offered to the market with no onward chain.

Outside

To the rear are two beautifully landscaped, staggered yet interconnecting walled courtyards, creating a series of charming and secluded outdoor spaces. Thoughtfully designed, they feature central paved and gravel seating areas framed by fully stocked raised beds and colourful flower borders, while climbing plants, mature shrubs, and established trees provide an exceptional sense of privacy and tranquillity throughout further enhanced by a delightful summerhouse.

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: F

EPC Rating: C

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**



Dining Room

19' 6" x 11' 2" (5.94m x 3.40m)

Sitting Room

16' 6" x 15' 8" (5.03m x 4.77m)

Cloakroom

5' 9" x 3' 0" (1.75m x 0.91m)

Kitchen

15' 6" x 7' 8" (4.72m x 2.34m)

First Floor

Bedroom Two

15' 11" x 13' 6" max (4.85m x 4.11m) reducing to 9' 5" (2.87m)

Bathroom

8' 9" x 8' 7" (2.66m x 2.61m)

Principal Bedroom

16' 10" x 16' 0" max (5.13m x 4.87m)

Bath/Shower Room

11' 8" x 7' 10" (3.55m x 2.39m)

Second Floor

Bedroom Three

12' 9" x 10' 1" (3.88m x 3.07m)

Bedroom Four

L-shaped 10' 5" x 9' 2" (3.17m x 2.79m) plus window recesses

Shower Room

9' 11" x 5' 1" (3.02m x 1.55m) plus recesses

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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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