



18, Tannery Lane
Sandwich, CT13 9FX
£625,000

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18 Tannery Lane

Sandwich

A well-presented, chain free, home situated within central Sandwich, benefiting from a garage and gated off-road parking.

Situation

Tannery Lane forms part of the award-winning Stourfield development set within the ancient town's centre. The Butts, the site of the old town wall, lies just at the end of the street with the town cricket field beyond. The property itself sits on the bank of the Delf Stream as it winds its way through this part of the town. A quiet yet very convenient setting with the Coop supermarket being only 150 yards away and the rest of the town centre shops and amenities only a few yards further. Everything you need is within easy walking distance. There are high speed rail services to London St. Pancras and Charing Cross from Sandwich and nearby Thanet Parkway station at Cliffsend, and regular bus services to surrounding towns, including Dover and Canterbury. Sandwich has good recreation facilities with sports centres, Gyms, tennis club, sailing club and an array of excellent golf courses all within a mile or two of the house.

land opposite the property is also included within the title, featuring the picturesque Delf Stream running through it. This delightful space is predominantly laid to lawn with established flower borders, offering a charming natural setting. The rear garden has been thoughtfully designed for ease of maintenance, with attractive hard landscaping, a pleasant seating area and beautifully stocked mature borders. There is direct access to the single garage together with a highly versatile outbuilding benefiting from power and lighting, ideal for use as a workshop, home office, studio or hobby room. To the rear, a pedestrian gate provides access to two private parking spaces located immediately behind the property. Secure remote-controlled wrought iron gates provide convenient vehicular access while enhancing privacy and security.

The Property

A wonderful home offering beautifully presented and well-configured accommodation arranged over two floors. The ground floor comprises an entrance hall, cloakroom, separate dining room and a fitted kitchen, together with an attractive sitting room centred around a log burner, creating a warm and inviting living space. To the first floor, the principal bedroom benefits from an en suite shower room, whilst three further bedrooms are served by a family bathroom. The property has been thoughtfully improved and updated during the current ownership, resulting in a stylish and comfortable home ready for a new owner to enjoy.

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: G
EPC Rating: C

Outside

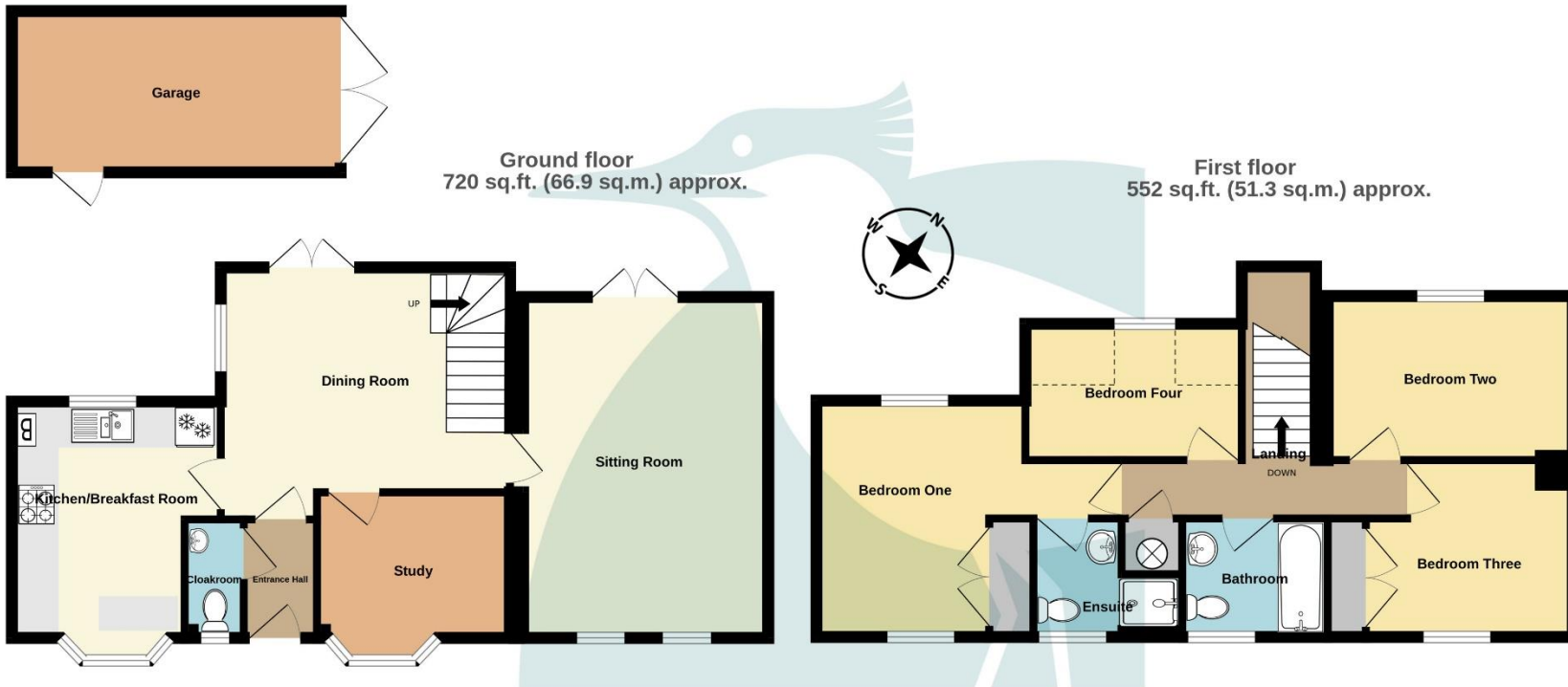
To the front, the property enjoys an attractive and well-maintained garden bordered by a variety of mature trees, shrubs and flowering plants, creating an appealing first impression. An additional area of

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**



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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Cloakroom
5' 6" x 2' 7" (1.68m x 0.79m)

Dining Room
14' 3" x 11' 1" (4.34m x 3.38m)

Kitchen/Breakfast Room
11' 8" x 10' 3" (3.55m x 3.12m)

Sitting Room
16' 10" x 12' 5" (5.13m x 3.78m)

Study
9' 5" x 7' 2" (2.87m x 2.18m)

Garage
16' 2" x 7' 11" (4.92m x 2.41m)

First Floor

Bedroom One
11' 8" x 10' 5" (3.55m x 3.17m)

Ensuite Shower Room
7' 4" x 5' 8" (2.23m x 1.73m)

Bedroom Two
12' 5" x 7' 9" (3.78m x 2.36m)

Bedroom Three
10' 2" x 8' 9" (3.10m x 2.66m)

Bedroom Four
10' 6" x 6' 9" (3.20m x 2.06m)

Bathroom
7' 1" x 5' 8" (2.16m x 1.73m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.