



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£400,000**

**Freehold**

3x  2x  2x 

**Woodnesborough Lane,  
Eastry, Sandwich, Kent,  
CT13**

*Wards*  
Helping you move forwards





## Main features

- Attractive Victorian home In heart of village
- Driveway parking
- Spacious and flexible accommodation
- Large rear garden, landscaped with pond and summer house
- Flexible accommodation potential to make upstairs Jack and Jill bathroom

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 15'4 x 12'11 (4.68m x 3.94m)

Dining Area : 13'1 x 12'5 (3.99m x 3.79m)

Kitchen : 10'1 x 10'0 (3.08m x 3.05m)

Utility : 8'0 x 4'0 (2.44m x 1.22m)

Shower Room

Conservatory : 10'0 x 8'2 (3.05m x 2.49m)

### FIRST FLOOR

Landing

Bedroom 3: 10'2 x 8'10 (3.10m x 2.69m)

Bedroom 2: 13'3 x 12'9 (4.04m x 3.89m)

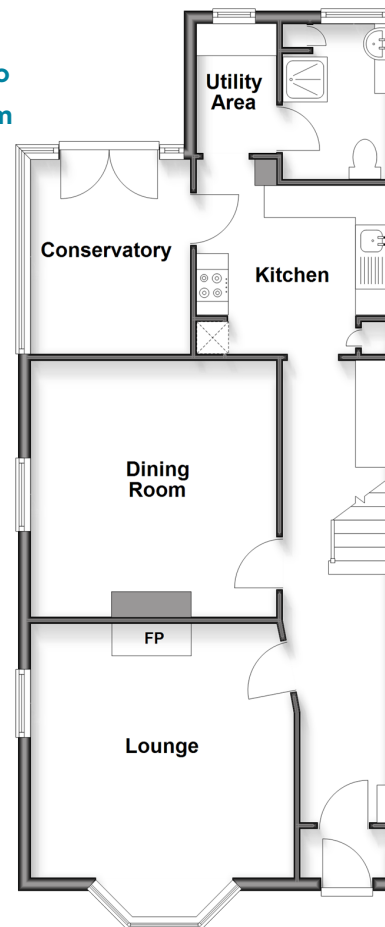
Bedroom 1: 15'3 x 12'6 (4.65m x 3.81m)

En-suite Shower Room

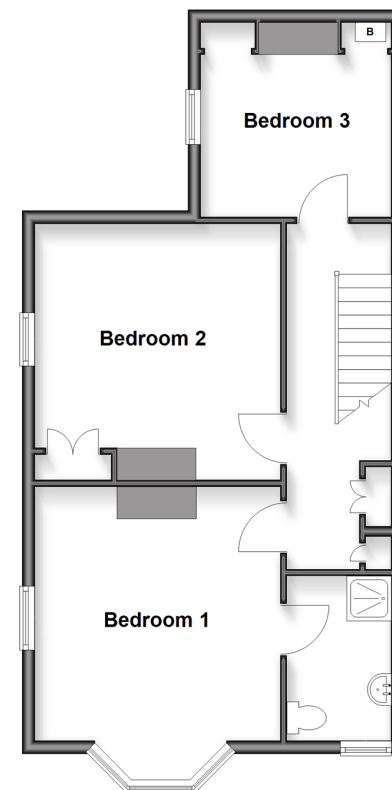
### OUTSIDE

Front and Rear Gardens

**Ground Floor**  
Approx. 69.7 sq. metres (749.7 sq. feet)



**First Floor**  
Approx. 55.1 sq. metres (592.8 sq. feet)



**Call Deal - 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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