

31 High Street
Sandwich, CT13 9EB
£720,000

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31 High Street

Sandwich

A truly beautiful double fronted Grade II listed home, set in the heart of Sandwich, boasting deceptively spacious accommodation delightful gardens.

Situation

Located in the historic town of Sandwich, this property offers a charming and picturesque setting in one of the best-preserved medieval towns in the country. Sandwich is a desirable place to live and visit, rich in heritage dating back to the medieval period. Golf enthusiasts will appreciate the proximity to the renowned Prince's Golf Club and Royal Cinque Ports Golf Club, both offering world-class links courses. Prince's Golf Club, located near Royal St. George's, has hosted The Open and provides a challenging golfing experience. Sandwich offers excellent amenities, all within walking distance, including schools, a bank, doctors, chemist, and a railway station. The town centre features boutique shops, restaurants, cafés, pubs, and leisure facilities. Conveniently located, Sandwich is just 5 miles from Deal, 6 miles from Westwood Cross shopping, and 13 miles from Canterbury. With easy access to the A258, A2, and A299 Thanet Way, it has excellent transport links.

The Property

This exquisitely updated and much-loved Grade II Listed home, situated in the heart of Sandwich, offers deceptively spacious and characterful accommodation arranged over four floors. Beyond the charming double-fronted façade lies a bright kitchen/breakfast room and dining room, beautifully appointed with sleek cabinetry, integrated appliances and Italian porcelain flooring, which flows seamlessly from the kitchen through to the panelled dining room and useful cloakroom/WC. To the rear, a welcoming sitting room features large French doors overlooking and opening onto the enclosed rear garden. The lower ground floor provides excellent basement storage space, complete with heating, lighting and power. It also houses the gas boiler and hot water cylinder, with plumbing for a washing machine. On the first floor are three delightful double bedrooms, all benefiting from built-in wardrobes, together with two luxurious bath/shower rooms. Two further bedrooms on the second floor complete the accommodation. This enviable town-centre home benefits from gas central heating and a combination of single, double and secondary glazing.

Outside

Set back from the road and commanding an elevated position this quintessential period cottage enjoys beautifully tended gardens to both the front and rear. Featuring paved pathways, established borders, climbers, and impressive box hedging this charming garden enjoys great structure and year-round interest. To the rear a paved patio extends out from the sitting room to a lawned area beyond encompassed by planted borders and enclosed by attractive brick walls.

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: E

EPC Rating: D

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.







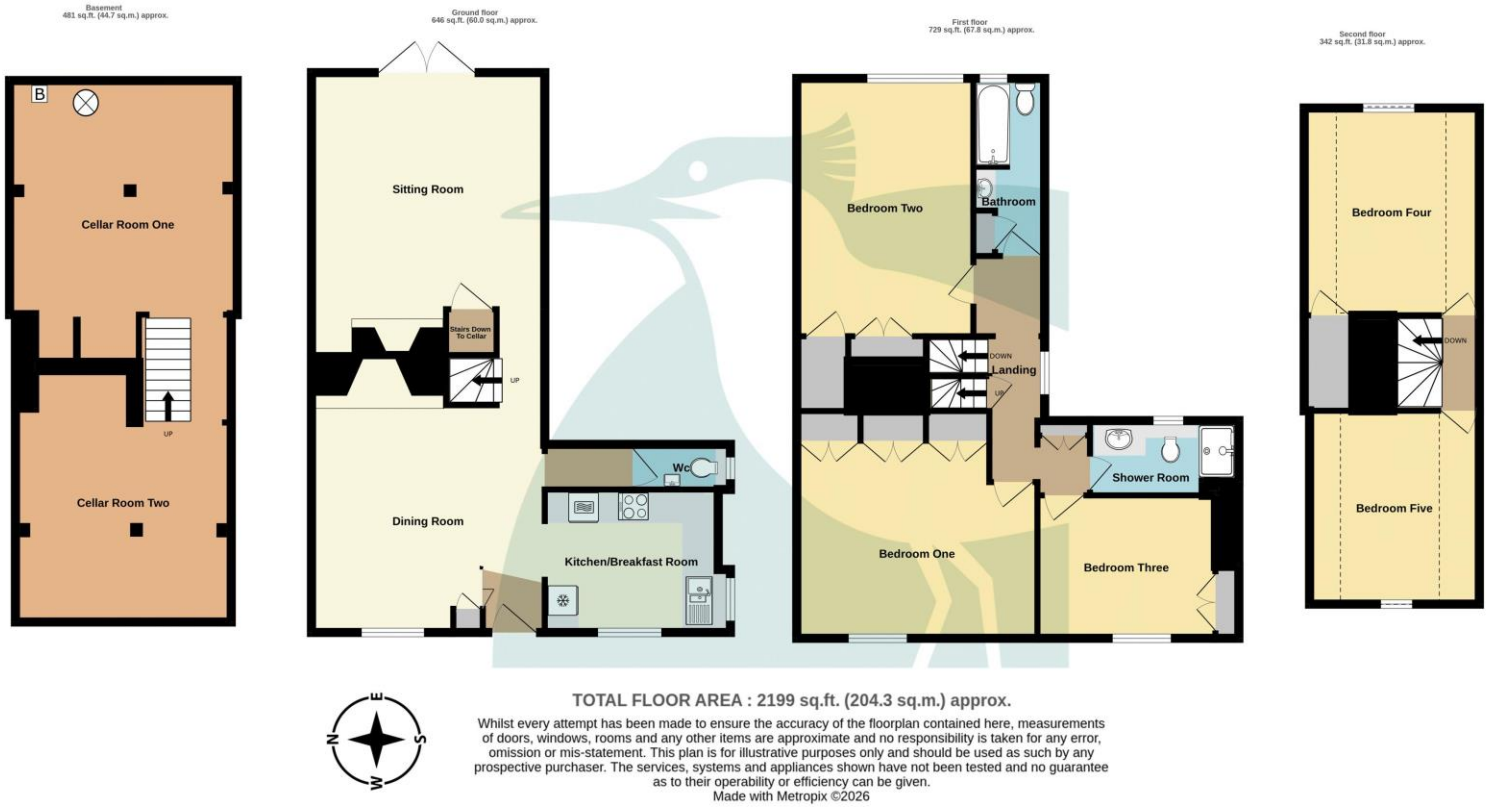








To view this property call Colebrook Sturrock on 01304 612197



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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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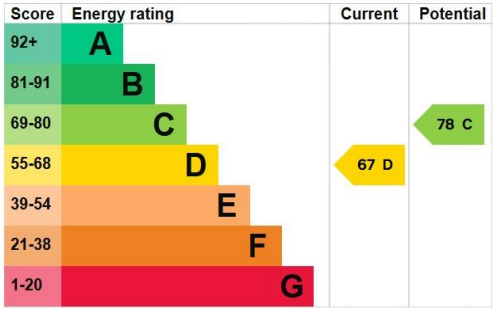

Dining Room
15' 0" x 14' 9" (4.57m x 4.49m)

Kitchen/Breakfast Room
11' 11" max, reducing to 11' 2 " (3.40m) x 9' 2" (3.63m x 2.79m)

Cloakroom
6' 6" x 2' 11" (1.98m x 0.89m)

Sitting Room
16' 3" x 15' 3" (4.95m x 4.64m)

Basement Level

Cellar Room One
15' 2" x 14' 10" (4.62m x 4.52m)

Cellar Room Two
13' 11" x 12' 11" (4.24m x 3.93m)

First Floor

Bedroom One
15' 6" x 11' 10" (4.72m x 3.60m)

Bedroom Two
16' 7" x 11' 10" max (5.05m x 3.60m)

Bathroom
11' 6" x 4' 7" (3.50m x 1.40m)

Bedroom Three
11' 4" x 9' 3" (3.45m x 2.82m)

Shower Room
9' 7" x 4' 10" (2.92m x 1.47m)

Second Floor

Bedroom Four
13' 5" x 11' 4" (4.09m x 3.45m)

Bedroom Five
12' 7" x 10' 10" (3.83m x 3.30m)

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