



FOUNDATION

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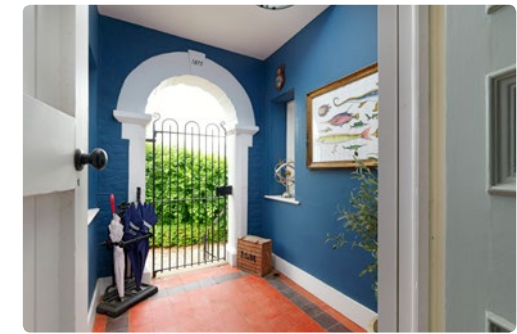
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Crossways & Crossways Cottage, Eastry, Sandwich, CT13 0JN

5 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS



Crossways & Crossways Cottage, Eastry, Sandwich CT13 0JN

- Remarkable Historic Detached Residence
- Flourishing In Period Features & Rich Charm
- Sympathetically Renovated & Thoughtfully Reconfigured
- Fully Integrated Bespoke Quartz Topped Kitchen
- Almost 4000 Sq.Ft Of Combined Internal Space
- Self Contained Cottage & Separate Studio
- Almost Five Acres Of Grounds & Enchanting Woodland
- Desirable Rural Location Close To Sandwich

SITUATION:

Eastry is a charming village in Kent, within the Dover district, known for its picturesque rural setting and rich history dating back to Anglo-Saxon times. The village is home to several notable historic buildings, including the ancient St Mary's Church, and offers a welcoming community with a butcher, bakery, convenience stores, and The Five Bells, a popular local eatery. Surrounded by countryside, nature reserves, and walking trails, Eastry enjoys a peaceful atmosphere whilst remaining well connected.

The charming and historic Cinque Port town of Sandwich is just two miles from the property, offering an abundance of original medieval buildings, a thriving town centre, and a historic quayside. The town hosts a weekly market on the Guildhall forecourt, selling locally produced bread, meat, groceries, and flowers, and provides a good selection of shops, restaurants, and cafés. Sandwich also benefits from a mainline

station with high-speed services to Ashford and London St Pancras. The local area is well served by a range of highly regarded state and independent schools, including Sir Roger Manwood's Grammar School. Sandwich is surrounded by attractive countryside with numerous walks and bridleways, whilst Sandwich Bay is home to several nature reserves and two world-class golf courses, Royal St George's and Princes Golf Club.

The cathedral city of Canterbury is a short drive away and offers a vibrant mix of high-street brands, independent retailers, cafés, and international restaurants. The city also boasts excellent sporting, leisure, and recreational facilities, including the refurbished Marlowe Theatre. Canterbury is renowned for its educational provision, with three universities and an excellent choice of comprehensive, grammar, and independent schools, including The King's School, recognised as the oldest school in the UK.



DESCRIPTION:

A remarkable historic residence set in five acres of manicured grounds and enchanting woodland. Nestled on the edge of the sought-after village of Eastry, just a short distance from the charming coastal town of Deal and the medieval town of Sandwich, this exceptional detached period residence presents a rare opportunity to acquire a beautifully restored historic home of considerable character and versatility.

Built in 1873 and originally serving as a local hospital, the property is unlisted and has recently undergone a comprehensive and sympathetic renovation by the current owners. There is almost 4000 sq.ft of versatile space which includes a separate cottage and a spacious studio with kitchenette ideal for a home business. Every element has been carefully considered, combining creative interior design, bespoke joinery, and meticulous attention to detail to create a home that seamlessly blends historic charm with contemporary comfort.



Approached via steps leading to an elegant front entrance, the accommodation begins with a welcoming reception hall featuring original quarry tiled flooring. Beyond lies the impressive central entrance hall, formerly the hospital's waiting room, which immediately conveys the scale and history of the building.

To one side of the house is a beautifully reconfigured kitchen and dining room, thoughtfully designed for modern family living and entertaining. The kitchen features an extensive range of dark navy cabinetry, integrated appliances and quartz worktops, while French doors open directly onto the south-facing garden. The adjoining dining area centres around a charming open fireplace, creating a warm and inviting atmosphere.

At the opposite end of the house, the magnificent triple-aspect sitting room is flooded with natural light and showcases many of the property's finest features.

High ceilings adorned with intricate corning, decorative architraves and a detailed ceiling rose complement a substantial open fireplace, resulting in a truly elegant reception space.

The principal accommodation on this level is completed by two bedrooms, two bathrooms and a cloakroom, whilst the main bedroom has an open bath and decorative panelling making this room feel especially luxurious, with a hotel style ambience.

The lower ground floor offers an unusually versatile arrangement, currently providing two further bedrooms, and a cinema room. Benefiting from its own independent entrance, this level already lends itself to apartment-style living, with scope to create a fully self-contained suite through the addition of a bathroom, making it ideal for extended family, guests or supplementary accommodation.







CROSSWAYS COTTAGE:

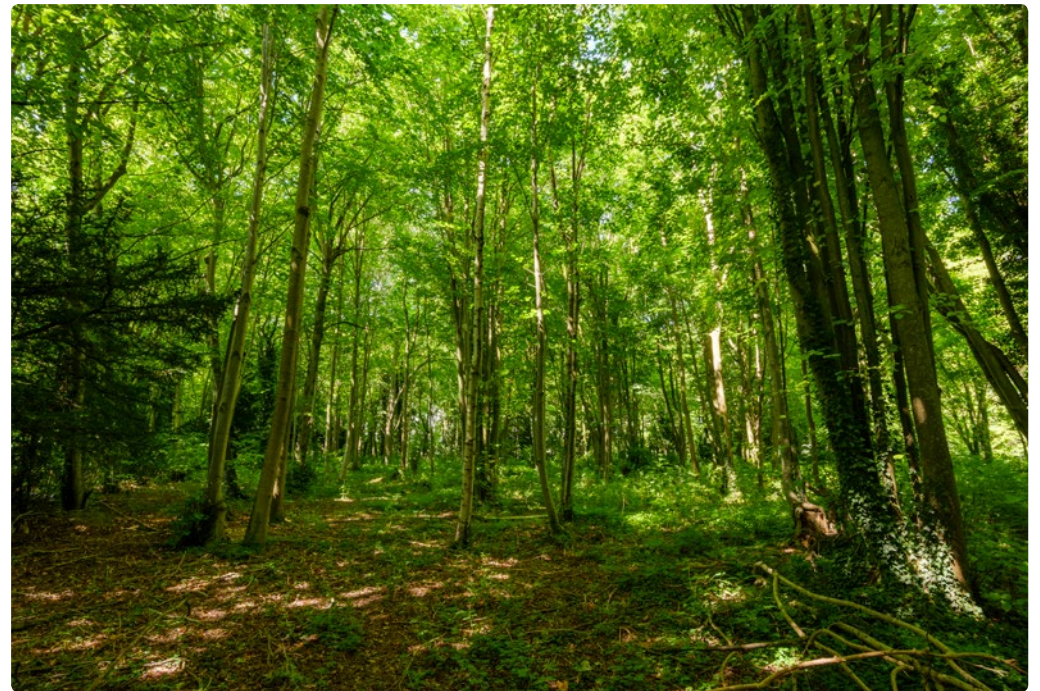
Further enhancing the property's flexibility is The Cottage, a charming self-contained one-bedroom property. Designed to suit a variety of uses, it offers an open-plan living and dining space with kitchen, two bathrooms, and a separate sitting room with French doors opening onto a patio which is in addition to another sizable private garden with flower beds, lawn and seating areas. Whether utilised for multi-generational living, long-term rental income or a holiday let, The Cottage represents a valuable and adaptable addition to the estate.

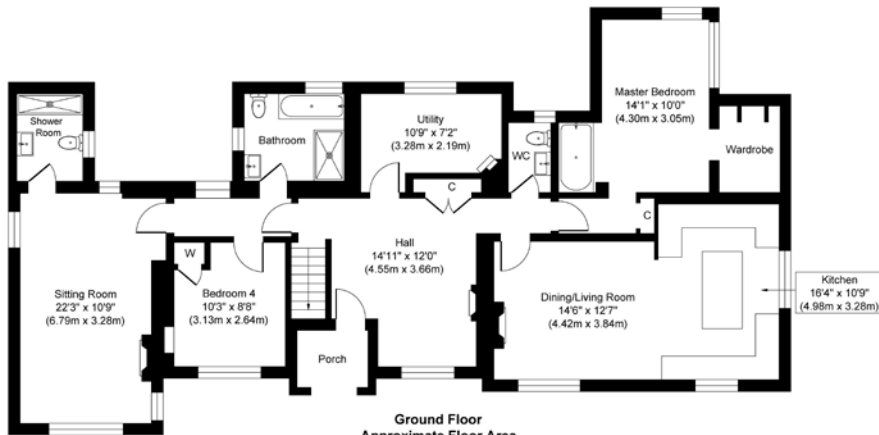
OUTBUILDINGS & STUDIO:

A studio building incorporates a double garage and offers excellent versatile space with kitchenette and shower making the space ideal for a home business. There is also an old laundry room, a characterful outbuilding which presents scope for further conversion.

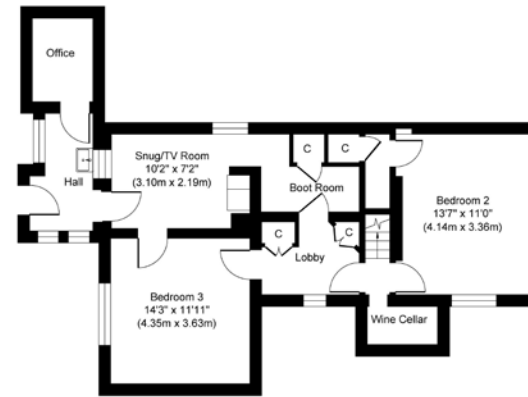
OUTSIDE:

Crossways occupies 4.53 acres of grounds which include a beautifully landscaped south-facing garden providing an extensive south facing terrace perfectly suited to outdoor entertaining and alfresco dining. Steps rise to a generous lawn, whilst a further seating area has been carefully positioned to capture the evening sun and enjoy the stunning views. A charming gazebo adds another focal point within the gardens. Beyond the formal grounds lies a magical area of established woodland, entirely enclosed and ideal for children and animals. Meandering pathways wind through wildflowers and mature trees, creating peaceful natural environment to explore.

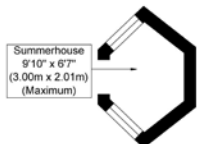




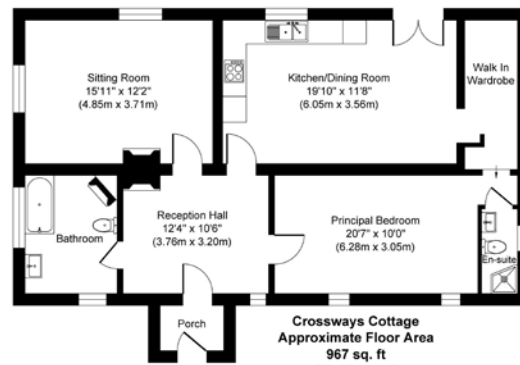
Ground Floor
Approximate Floor Area
1490 sq. ft
(138.45 sq. m)



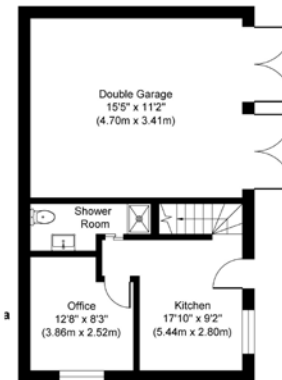
Lower Ground Floor
Approximate Floor Area
697 sq. ft
(64.76 sq. m)



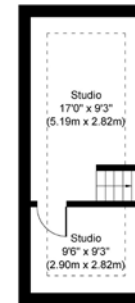
Summerhouse
9'10" x 6'7"
(3.00m x 2.01m)
(Maximum)
Outbuilding
Approximate Floor Area:
42 sq. ft
(3.89 sq. m)



Crossways Cottage
Approximate Floor Area
967 sq. ft
(89.80 sq. m)



Studio/Office Ground Floor
Approximate Floor Area
537 sq. ft
(49.88 sq. m)



Studio/Office First Floor
Approximate Floor Area
218 sq. ft
(20.28 sq. m)



MAIN HOUSE: 2187 sq. ft (204 sq. m)
ANNEXE: 967 sq. ft (90 sq. m)
GARAGE/STUDIO: 745 sq. ft (70 sq. m)



EPC RATING
F?D



COUNCIL TAX BAND
G/C



GENERAL INFORMATION
Gas Fuelled Heating
Private Drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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