



The Butchery

Sandwich, Kent, CT13 9DL

Guide Price £400,000

Freehold

Nestled within the heart of the historic Cinque Port town of Sandwich, this delightful Grade II listed cottage presents a rare opportunity to own a character-filled home in one of Kent's most sought-after conservation areas. Offered for sale chain free, the property is arranged over three floors, blending period charm with a versatile layout suited to a variety of lifestyles.

The ground floor offers a welcoming living room alongside two flexible rooms currently arranged as a bedroom/office, with one providing an ideal home office or study. Outside, a charming courtyard enjoys two useful timber outbuildings, providing excellent storage or workshop potential.

On the first floor, the accommodation opens into a spacious dining room, creating a wonderful setting for entertaining, while the adjoining kitchen is well positioned for everyday living. This level also features a second bedroom, shower room, and access to a delightful roof terrace—an inviting spot to enjoy morning coffee or unwind in the evening.

The second floor is dedicated to the principal suite, comprising a generous main bedroom with an adjoining drawing room. There is also another bedroom on this floor with additional storage and a family bathroom - a peaceful retreat from the rest of the home.



Steeped in history and occupying an enviable position within Sandwich's picturesque conservation area, this unique home offers the perfect combination of period character, flexible accommodation, and outdoor space, all just moments from the town's independent shops, cafés, restaurants, riverside walks, and mainline railway station.

The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Living Room	4.65 x 7.17
Office	3.71 x 4.57
Bedroom 4	2.26 x 3.09

First Floor

Dining Room	4.71 x 7.34
Kitchen	3.40 x 4.56
Bedroom 2	2.80 x 3.53
Balcony	2.30 x 7.20

Second Floor

Drawing Room	2.64 x 3.65
Bedroom 1	3.83 x 4.68
Bedroom 3	2.64 x 3.65
Bathroom	

External

Garden

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band E (Dover District Council)

Energy Rating: N/A

Agents' Notes: This property is Grade II Listed. List entry no.1069724 and is situated within a conservation area.

Viewing by appointment only: Finn's Sandwich
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The Butchery, Sandwich

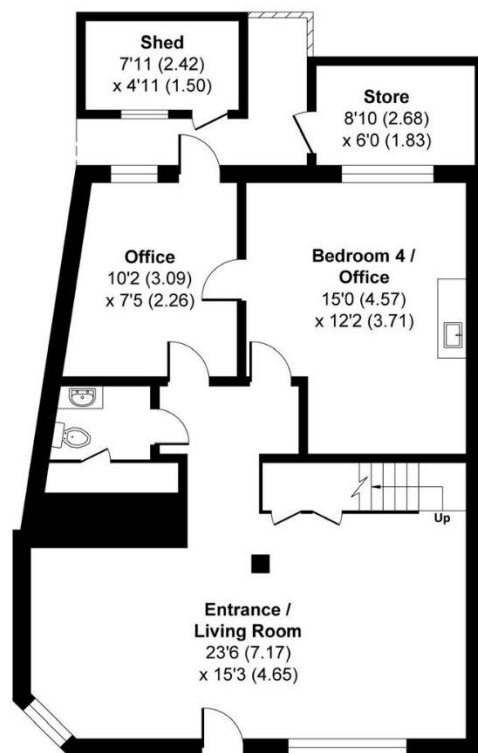
Approximate Gross Internal Area = 194.82 sq m / 2097.02 sq ft

Store = 4.50 sq m / 48.44 sq ft

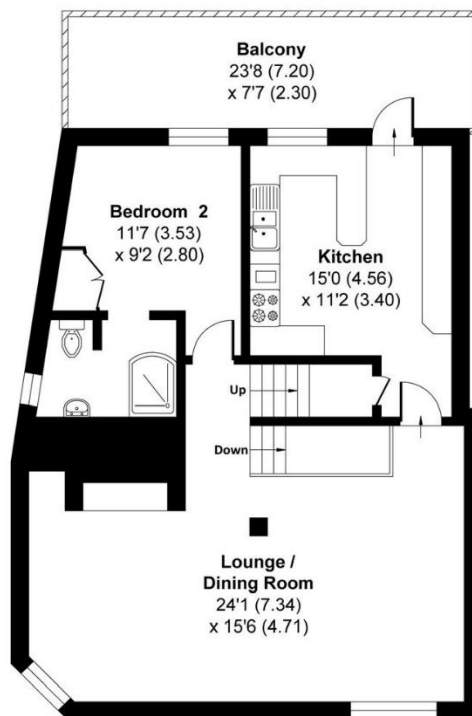
Shed = 3.88 sq m / 41.76 sq ft

Total = 203.20 sq m / 2187.22 sq ft

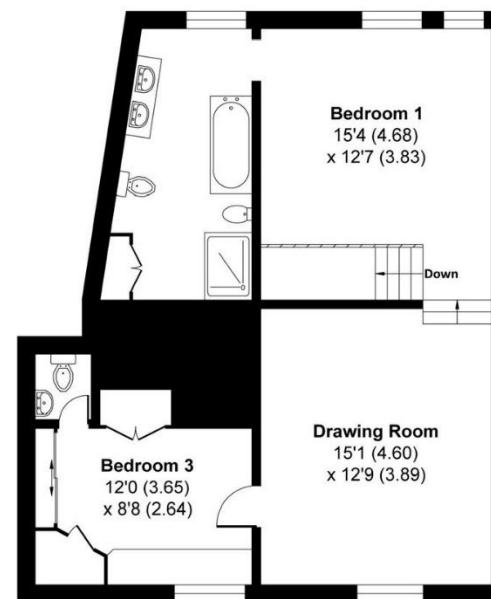
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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