



31 Fisher Street
Sandwich, CT13 9EJ
Offers in Excess of £450,000

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31 Fisher Street

Sandwich

A beautifully presented and lovingly restored Grade II Listed town house set in the heart of Sandwich enjoying an enclosed south-east facing walled garden.

Situation

Fisher Street is a highly sought-after residential street just a few yards away from the main entrance to St Clements' churchyard. Fisher Street runs into the town from the river and Quayside area under Fisher's Gate in the old town wall. The surrounding roads are brimming with attractive beamed cottages forming part of the conservation area of this medieval Cinque Ports town. The River Stour runs along one edge of the town and provides a beautiful backdrop to some of the public spaces with river trips etc. Sandwich has a good selection of basic shops including two supermarkets, post office, bank and dispensing chemist. There are plenty of restaurants, pubs and cafes and good primary and secondary school choices. The high-speed train service runs to St Pancras from the local station. The championship golf courses along the nearby coastline are of world renown.

The Property

Located in the historic centre of Sandwich, this beautifully presented Grade II Listed townhouse has been thoughtfully and lovingly renovated, seamlessly blending period charm with modern comforts. Arranged over three floors, the property boasts a south-east facing walled garden and characterful accommodation throughout. The elegant panelled entrance hall leads into a spacious sitting/dining room, rich in original features including an impressive inglenook fireplace. A newly fitted kitchen/breakfast room adjoins this space in a semi open-plan layout, featuring classic shaker cabinetry capped with solid wood worktops, porcelain sink, integrated appliances, and a dishwasher. To the rear, a secondary hallway provides a downstairs WC to one corner and a housing for the gas combi boiler, and with plumbing for a washing machine. Upstairs, the first floor offers a beautifully proportioned principal bedroom, a second double bedroom, and a luxurious family bathroom complete with twin basins, a freestanding roll-top bath, and a generous walk-in shower. A turning staircase leads to the top floor,

which comprises two interconnecting bedrooms—one double and one single—ideal for guests, children, or home office use. This charming period home benefits from gas central heating, ample storage, and is offered to the market with no onward chain.

Outside

The property enjoys a beautifully landscaped rear garden, measuring approximately 39' 5" x 21' 8" (12.01m x 6.60m), which is enclosed by attractive brick walls and boasts a south-easterly aspect. The central lawn is bordered by fully stocked raised flowerbeds and a wide paved pathway which links two seating areas. A brick-built outbuilding located at the far end is finished as an insulated room with washroom to one end and has potential for use as a home office, gym, or even ancillary accommodation. There is also rear access from the outbuilding to the adjacent churchyard.

Services

All mains services are understood to be connected to this property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

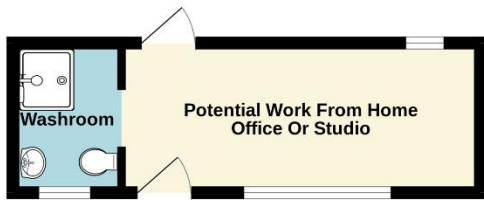
EPC Rating: D

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**

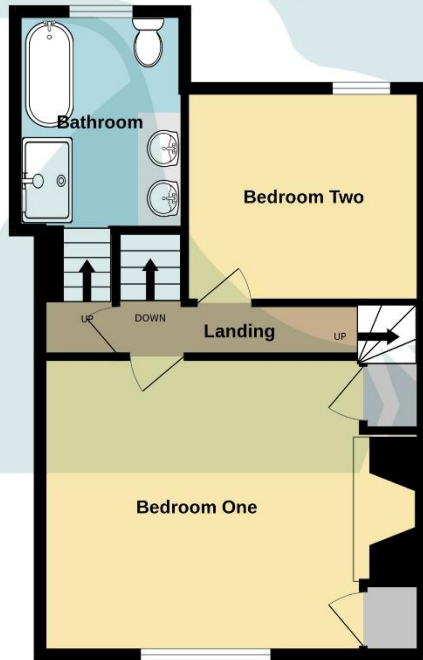


Ground floor
645 sq.ft. (59.9 sq.m.) approx.

TOTAL FLOOR AREA : 1348 sq.ft. (125.3 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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First floor
481 sq.ft. (44.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Second floor
223 sq.ft. (20.7 sq.m.) approx.



Sitting/Dining Room
15' 10" x 13' 0" (4.82m x 3.96m)

Kitchen/Breakfast Room
10' 1" x 9' 5" (3.07m x 2.87m)

Hallway
14' 0" x 7' 11" (4.26m x 2.41m)

Downstairs WC
4' 7" x 2' 5" (1.40m x 0.74m)

First Floor

Bedroom One
14' 0" x 13' 10" (4.26m x 4.21m)

Bedroom Two
10' 8" x 10' 0" (3.25m x 3.05m)

Bathroom
10' 2" x 6' 9" (3.10m x 2.06m)

Second Floor

Bedroom Three
L-shaped 12' 7" x 11' 0" (3.83m x 3.35m) narrowing to 7' 1" (2.16m)

Bedroom Four
12' 9" x 6' 7" (3.88m x 2.01m)

Outbuilding – Home Office
16' 8" x 6' 11" (5.08m x 2.11m)

Washroom
6' 3" x 4' 9" (1.90m x 1.45m)

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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.