



40 Woodnesborough Road,
Sandwich, CT13 0AB
£275,000

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40 Woodnesborough Road

Sandwich

A chain free Victorian end of terrace house set on the outskirts of Sandwich town centre, enjoying character features, off road parking and good size garden.

Situation

Located just a short walk from the popular historic Cinque Port town of Sandwich which offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the new Thanet Parkway railway station has increased rail connectivity between East Kent and London. The A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

Positioned on the outskirts of Sandwich town centre, amidst a row of attractive period homes, this charming Victorian end-terrace property is rich in character and retains a wealth of original features. The ground floor offers a welcoming semi open-plan arrangement, with adjoining sitting and dining areas, each centred around an attractive fireplace. The sitting room also features a wood-burning stove and French doors that open onto a covered outdoor area, leading to the lawned rear garden. To the rear of the property, the kitchen is fitted with a matching cabinetry, providing practical workspace and storage. Upstairs, there are two generous double bedrooms, both retaining original fireplaces and built-in cupboards, complemented by a stylish modern bathroom complete with a separate shower enclosure. Offered to the market with no onward chain, this characterful home further benefits from gas central heating and double glazing throughout.

Outside

Set back from the road, the property is approached via a block-paved driveway providing off-road parking. A shared side passage gives access to the rear garden, which is predominantly laid to lawn and framed by a selection of mature shrubs and trees, creating an attractive outdoor space. A right of way extends across the rear of the property, providing access for the neighbouring home. Adjacent to the kitchen is a covered outdoor seating area, which is accessed directly from the sitting room.

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

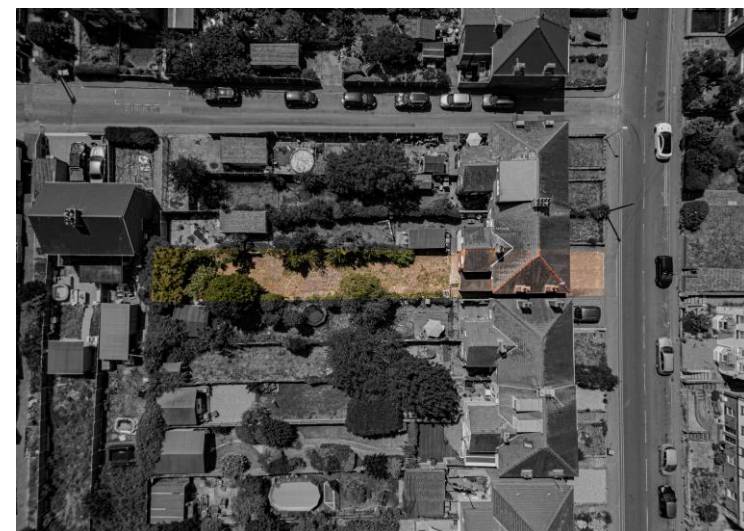
Freehold

Current Council Tax Band: B

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
445 sq.ft. (41.4 sq.m.) approx.

First floor
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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

12' 11" into bay x 12' 2" (3.93m x 3.71m) reducing to 8' 10" (2.69m)

Sitting Room

14' 0" x 12' 2" (4.26m x 3.71m)

Kitchen

11' 0" x 6' 7" (3.35m x 2.01m)

Covered Outdoor Space

11' 2" x 7' 11" (3.40m x 2.41m)

First Floor

Bedroom One

14' 3" plus recess x 11' 11" (4.34m x 3.63m)

Bedroom Two

12' 5" x 8' 6" plus recess (3.78m x 2.59m)

Bathroom

11' 1" x 6' 11" (3.38m x 2.11m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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