



35 St. Georges Road
Sandwich, CT13 9LE
Guide Price £835,000

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35 St. Georges Road

Sandwich

An immaculately presented detached family home offering extended, well-proportioned accommodation in this highly sought after Sandwich location.

Situation

The popular historic Cinque Port town of Sandwich 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 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

On the edge of Sandwich town centre lies No: 35, an immaculately presented modern detached home nestled within the highly sought after St. Georges Road offering spacious, well-proportioned accommodation and beautifully tended gardens. Having been thoughtfully extended to the rear on both the ground and first floor level this much-loved home boasts great flow and versatility with the ground floor comprising; a spacious sitting room, with recently fitted gas fire; plus a useful ground floor study and cloakroom, all accessed from a wide entrance hallway which extends to the rear and incorporates great built in storage. To the rear is a fantastic open-plan dining/family space with both sliding and French doors overlooking and opening onto the generous rear garden. From here is direct access to the dual aspect kitchen and accompanying utility room beyond. To the first floor are four double bedrooms, three of which have built in wardrobes, serviced by three separate shower rooms (two ensuite). This enviable family home is fully double glazed, gas centrally heated and is enhanced by a water softener, solar panels and a newly replaced inverter.

Outside

The property is set back from the road behind a block-paved frontage, providing off-road parking and vehicular access to the single garage, which is complete with an EV charger. The frontage is enclosed by a low brick wall and complemented by mature planting. To the rear is a beautifully tended, enclosed garden, featuring a spacious paved patio extending from the rear elevation. Beyond, a central lawn is bordered by well-stocked flowerbeds and a variety of established planting, creating structure and year-round interest. Further features include a covered pergola, timber summerhouse and timber garden shed.

Services

All mains' services are understood to be connected to the property, inclusive of solar panels and a newly replaced inverter.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: B

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.



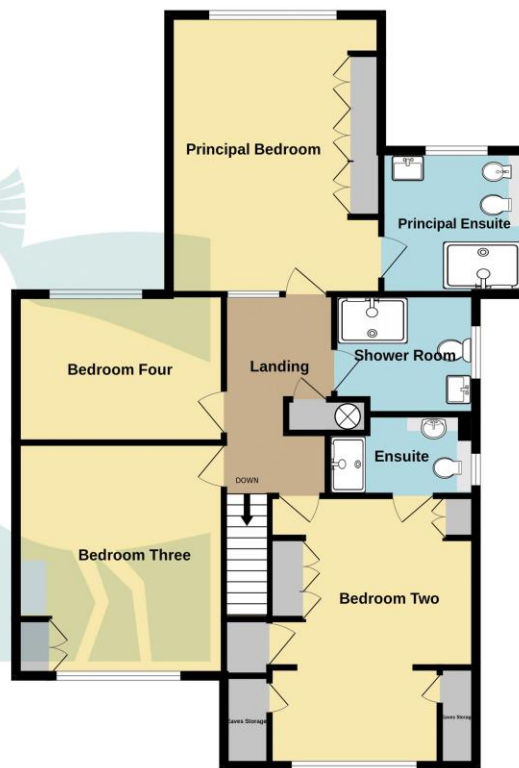
To view this property call Colebrook Sturrock on **01304 612197**



Ground floor
1466 sq.ft. (136.2 sq.m.) approx.



First floor
1055 sq.ft. (98.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2520 sq.ft. (234.2 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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Sitting Room

23' 4" x 12' 11" (7.11m x 3.93m) narrowing to 9' 10" (2.99m)

Study

17' 7" x 8' 10" (5.36m x 2.69m)

Cloakroom

5' 5" x 2' 11" (1.65m x 0.89m)

Inner Hall

8' 11" x 7' 0" (2.72m x 2.13m) plus fitted cupboards.

Family/Dining Room

23' 0" x 17' 0" (7.01m x 5.18m)

Kitchen

17' 0" x 8' 7" (5.18m x 2.61m)

Utility Room

9' 7" x 8' 11" (2.92m x 2.72m)

Garage

17' 7" x 9' 6" (5.36m x 2.89m) reducing to 8' 6" (2.59m)

First Floor

Principal Bedroom

17' 0" x 13' 2" (5.18m x 4.01m)

Principal Ensuite

9' 1" x 8' 9" (2.77m x 2.66m)

Bedroom Two

13' 3" x 10' 6" (4.04m x 3.20m) plus 10' 7" x 6' 0" (3.22m x 1.83m)

Ensuite

9' 7" x 4' 6" (2.92m x 1.37m)

Bedroom Three

14' 0" x 12' 11" (4.26m x 3.93m)

Bedroom Four

12' 11" x 8' 11" (3.93m x 2.72m)

Shower Room

8' 11" x 7' 4" (2.72m x 2.23m)

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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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