



5 Whitefriars Meadow  
Sandwich, CT13 9AS  
£343,000

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# 5 Whitefriars Meadow

## Sandwich

A well maintained end of terrace family home set in a convenient central Sandwich location, being sold with no onward chain.

### Situation

Situated in this sought after cul-de-sac in the heart of Sandwich close to the Guildhall yet well away from the tourist footfall and the passing traffic. The historic Medieval Cinque Port 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. The new Thanet Parkway Station provides a fast and convenient rail service to London in around 70 minutes, making the area ideal for commuters. Excellent road links include the A299 Thanet Way, offering swift access to the M2 motorway. For international travel, the Port of Dover is approximately 13 miles away, while the Channel Tunnel terminal at Cheriton is just 22 miles distant.

### The Property

Whitefriars Meadow is a quiet cul-de-sac of similarly styled modern family homes set in central Sandwich, with No. 5 being a well-maintained end-of-terrace property offering spacious accommodation and no onward chain. A light and airy kitchen/breakfast room lies to the front and features a range of matching cabinetry together with generous worktop space. The sizeable sitting/dining room runs the full width of the property and opens to a rear vestibule and the garden beyond. The wide entrance hallway provides ample storage, while stairs rise to the first floor. From the landing, which includes a useful double airing cupboard, there are two double bedrooms and a further single bedroom, all served by a

contemporary shower room and separate WC. This much-loved, chain-free home is fully double-glazed and benefits from gas central heating.

### Outside

To the front and side is a small, planted garden with a central pathway leading to the main entrance. To the side, there is vehicular access to the en-bloc garaging, where No. 5 benefits from two single garages positioned side by side. The enclosed rear garden is considered low-maintenance and is predominantly block-paved, with a raised planter and a timber gate providing access to the garaging area.

### 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: D**

**EPC Rating: C**

### 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  
475 sq.ft. (44.1 sq.m.) approx.



First floor  
399 sq.ft. (37.1 sq.m.) approx.

TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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**Entrance Hallway**  
14' 6" x 5' 10" (4.42m x 1.78m)

**Kitchen/Breakfast Room**  
12' 6" x 10' 2" (3.81m x 3.10m)

**Sitting/Dining Room**  
18' 10" x 11' 8" (5.74m x 3.55m)

**Rear Vestibule**  
10' 0" x 6' 2" (3.05m x 1.88m) reducing to 3' 10" (1.17m)

**First Floor**

**Bedroom One**  
13' 3" x 9' 9" (4.04m x 2.97m)

**Bedroom Two**  
9' 9" x 8' 10" (2.97m x 2.69m)

**Bedroom Three**  
8' 9" x 6' 5" (2.66m x 1.95m)

**Shower Room**  
5' 7" x 5' 7" (1.70m x 1.70m)

**WC**  
5' 6" x 2' 9" (1.68m x 0.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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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