



22 Strand Street
Sandwich, CT13 9DT
Offers in Excess of £400,000

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22 Strand Street

Sandwich

A Grade II listed detached period property in the heart of Sandwich, offering an abundance of character and no onward chain.

Situation

The property is conveniently located within walking distance of the medieval 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 and the nearby Thanet Parkway Stations 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.

and offers great scope as a character filled family home in the centre of Sandwich.

Outside

The property enjoys a private courtyard garden accessed via the kitchen/diner. This charming, paved space has a south-easterly aspect and is planted with established climbing plants providing year-round interest. Residents parking permits are available from Dover District Council for use on the surrounding roads and town centre car parks on a first come first served basis.

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: E

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.

The Property

Set in the heart of Sandwich is this handsome Grade II listed detached property boasting characterful, accommodation arranged over three floors. The entrance hall, complete with flagstone floor, leads to a bright dual aspect sitting room featuring a beamed ceiling and exposed brick fireplace inset with wood burning stove. The kitchen/diner, also dual aspect, is fitted with a range of matching cabinetry, large butler sink and integrated dishwasher plus overlooks and opens onto the private courtyard garden. To the first floor is an attractive principal bedroom, and dressing room, with exposed brick fireplace, flanked by built in storage. The modern family bathroom together with a single bedroom are also on this level, whilst two further double bedrooms occupy the second floor. This chain free home is gas centrally heated



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

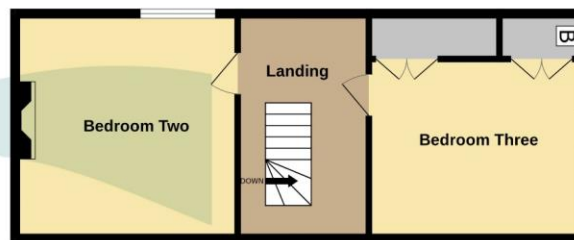
Ground floor
449 sq.ft. (41.7 sq.m.) approx.



First floor
450 sq.ft. (41.8 sq.m.) approx.



Second floor
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

12' 10" x 5' 11" (3.91m x 1.80m)

Sitting Room

14' 11" x 12' 6" (4.54m x 3.81m)

Kitchen/Diner

13' 7" x 12' 8" (4.14m x 3.86m)

First Floor

Bedroom One

14' 1" to front of fitted storage x 12' 9" (4.29m x 3.88m)

Dressing Room

6' 1" x 5' 8" (1.85m x 1.73m) plus recess

Bedroom Four

12' 11" x 6' 7" (3.93m x 2.01m)

Bathroom

9' 4" x 5' 7" (2.84m x 1.70m)

Second Floor

Landing

13' 2" x 7' 11" (4.01m x 2.41m)

Bedroom Two

13' 5" x 13' 3" (4.09m x 4.04m)

Bedroom Three

13' 0" x 10' 10" (3.96m x 3.30m) to front of fitted storage

Outside

Courtyard Garden

18' 5" x 15' 9" (5.61m x 4.80m) narrowing to 12' 0" (3.65m)

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



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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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