



2 Elizabeth Drive
Woodnesborough | Sandwich | Kent | CT13 0FR

 FINE & COUNTRY



STEP INSIDE

A contemporary masterpiece set within the peaceful rural landscape of Woodnesborough, this exceptional home, built in 2019, has been crafted for those who expect elegance, comfort and sustainability in equal measure. Forming part of an exclusive collection of individually designed homes, it combines striking modern architecture with outstanding energy efficiency and far-reaching countryside views.

From the moment you step into the double-height entrance hall, a dramatic space defined by its glass and oak staircase and abundance of natural light, the calibre of this residence becomes unmistakable. The hall provides a graceful introduction to the ground floor living spaces, each thoughtfully designed for modern family life.

The spacious lounge is beautifully proportioned, with bi-folding doors opening onto the terrace and landscaped gardens beyond. A well-appointed study and generous cloakroom complement the ground floor, while the impressive kitchen/dining room forms the true heart of the home. This substantial space combines sitting, dining and cooking zones, unified by ceramic tiles, engineered oak flooring and a feature fireplace housing a 5kW log-burning stove.

Crafted by Canterbury Designer Kitchens, the kitchen features marble worktops, a central island, premium Bosch appliances including twin fan-assisted ovens, a combi microwave, dishwasher and American-style fridge freezer. Seven bi-folding doors with integrated blinds span the rear elevation, flooding the room with natural light and strengthening the connection to the gardens. A generous fitted utility room with direct garden access completes the accommodation.

Upstairs, a spacious galleried landing leads to four double bedrooms and a beautifully appointed family bathroom fitted with Roca sanitaryware. The first floor benefits from an MVHR (Mechanical Ventilation with Heat Recovery) system, enhancing comfort through a continuous supply of fresh, filtered air. The principal suite provides a luxurious retreat with a walk-in dressing area, ensuite shower room, air conditioning and a striking picture window. Bi-folding doors open onto a glass Juliette balcony, framing panoramic views across open farmland towards Eastry village. The second bedroom also benefits from an ensuite shower room and attractive rural views, while the two further double bedrooms are well proportioned and offer excellent flexibility as family accommodation, guest rooms, dressing rooms or additional workspace.

Outside, the landscaped gardens have been thoughtfully designed to provide year-round interest, privacy and tranquillity. Mature planting, lawned areas and a substantial terrace create an attractive setting in which to enjoy the surrounding countryside.

The property's environmental credentials are equally impressive. A 6kWp solar array and 27kWh battery storage system generate approximately 8MWh of electricity annually, helping to deliver exceptionally low running costs. Combined with MVHR, air conditioning and EV charging facilities, this is a home that offers both luxury and long-term sustainability.

A detached brick-built garage, private parking and electric vehicle charging complete a specification that is as future-proof as it is impressive. Rarely does a home combine such architectural quality, energy efficiency and lifestyle appeal in a setting of this calibre.









SELLER INSIGHT

“ We were drawn to this house from the moment we first viewed it. The combination of peace, space and natural light immediately stood out, and it has more than lived up to our expectations ever since.

What has always stood out to us is how well the house flows. The living spaces feel connected and welcoming, creating a wonderful sense of openness while allowing each room to retain its own character. Whether hosting family and friends or simply enjoying everyday life, the space works effortlessly. The large bifold doors open onto the terrace, seating area and pergola, creating a seamless indoor-outdoor experience that we have particularly enjoyed during the summer months.

Over the years we have invested further in the property, including solar panels with battery storage, MVHR, air conditioning and EV charging point. These additions have not only enhanced comfort but have also made the house remarkably economical and efficient to run.

We have also taken great pleasure in landscaping the garden. Watching it mature season after season has been incredibly rewarding, and there are now several areas to sit, relax and enjoy the surroundings throughout the day.

The location offers the best of both worlds: a peaceful setting surrounded by open countryside while remaining close to excellent amenities. We are within easy reach of the coast, with beautiful beaches and coastal walks nearby, as well as three renowned golf courses. The historic town of Sandwich is just a short drive away and offers a wonderful mix of medieval charm, independent shops, restaurants, pubs and cafés. Canterbury is also easily accessible, while HS1 rail services provide fast and convenient connections to London.

Above all, what has made living here so special is the welcoming community. The development itself is made up of individually designed homes, giving it real character, and it is surrounded by friendly neighbours who have made this house feel like home from the very beginning.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road:	
Sandwich station	3.4 miles
Thanet Parkway station	10.2 miles
Dover Docks	10.4 miles
Deal	7.4 miles
Canterbury	12.1 miles
Charing Cross	75.4 miles
Gatwick Airport	80.1 miles

By Train from Sandwich:	
St. Pancras	1hr 27 mins
Victoria	1hr 53 mins
Charing Cross	2hrs 10 mins
Dover	22 mins
Canterbury	40 mins

Thanet Parkway to St Pancras	70 mins
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Leisure Clubs & Facilities

Sandwich Leisure Centre	01304 614947
Prince's Golf Club	01304 611118
Royal St. George's Golf Club	01304 613090
Tides Leisure and Indoor Tennis	01304 373399
Sandwich Bowling Club	01304 611100

Sandwich Town Cricket Club	01304 617237
Sandwich Tennis Club	

Healthcare

Dr Healy and Partners	01304 611608
The Market Place Surgery	08443 879997
The Butchery Surgery	01304 612138

Education

Primary Schools:	
Eastry Primary School	01304 611360
Worth Primary School	01304 612148
Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Northbourne Park	01304 611215
St Faiths	01304 813409

Secondary Schools:	
Sir Roger Manwood's Grammar	01304 613286
Duke of York's Royal Military School	01304 245023
Dover College	01304 205969
Kings School Canterbury	01227 595502
St Edmunds	01227 475000
Kent College	01227 763231
St. Lawrence College, Ramsgate	01843 572900

Entertainment

The Five Bells	01304 611188
The Crispin Inn	01304 621967
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362
George and Dragon	01304 613106

Local Attractions / Landmarks

White Mills Wake and Aqua Park
Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Sandwich Town Trail
Pegwell National Nature Reserve
Walmer, Dover and Deal Castles



GROUND FLOOR

Entrance Hall

Study

Sitting Room

Cloakroom

Kitchen/Diner

Utility Room

10'0 x 8'4 (3.05m x 2.54m)

14'7 x 13'5 (4.45m x 4.09m)

(L-shaped) 22'3 x 13'1 (6.79m x 3.99m)
plus 19'7 x 14'0 (5.97m x 4.27m)

8'4 x 7'9 (2.54m x 2.36m)

FIRST FLOOR

Galleried Landing

Bedroom 4

Bedroom 2

En Suite Shower Room

Principal Bedroom

En Suite Shower Room

Dressing Room

Bedroom 3

Family Bathroom

10'0 x 9'5 (3.05m x 2.87m)

12'5 x 11'0 (3.79m x 3.36m)

22'3 x 11'0 (6.79m x 3.36m)

12'9 x 9'8 (3.89m x 2.95m)

12'8 x 5'5 (3.86m x 1.65m)

OUTBUILDING

Garage

OUTSIDE

Rear Garden

Front Garden

Driveway



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