



Coastal Dream  
9 Kings Avenue | Sandwich Bay | Sandwich | Kent | CT13 9PH

 FINE & COUNTRY

COASTAL DREAM



# Step inside

## Coastal Dream

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A newly crafted sanctuary of Scandinavian-inspired architecture, this exceptional residence elevates contemporary living to a level of quiet luxury and refined sophistication. Extending to approximately 3,222 sq ft of meticulously curated space, the home has been conceived around light, sustainability, and effortless comfort, achieving an outstanding A-rated EPC and integrating a state-of-the-art solar energy and battery storage system for truly future focused living.

A bespoke oak entrance door sets the tone, opening into a dramatic reception hall where a floating staircase rises through a double-height atrium. The sense of volume and serenity is immediate. To one side, a beautifully glazed study and media room offers an inspiring environment for work, creativity, or relaxation, framed by floor-to-ceiling views.

At the heart of the home lies the breathtaking Haus-designed kitchen, a masterclass in contemporary craftsmanship. A striking 3 metre island anchors the space, providing generous storage, elegant breakfast seating, and a natural gathering point. The kitchen flows seamlessly into expansive dining and living areas, all illuminated by a near continuous wall of bi-folding doors that dissolve the boundary between indoors and out. These open onto a beautifully appointed terrace with integrated lighting and power, creating an idyllic setting for al fresco dining, summer soirées, or quiet morning coffee. A well-planned utility room, chic wet room, and cloakroom complete the ground floor.

Upstairs, five luxurious double bedrooms await, each designed to maximise natural light and tranquillity. The principal suite and guest suite are true retreats, featuring vaulted ceilings, private balconies with sweeping views over the rear garden and protected bird sanctuary, and indulgent en suite bathrooms. The principal suite further benefits from a bespoke dressing room and a spa-like bathroom with both a roll-top bath and walk-in shower. Two additional bedrooms also enjoy en suite facilities, while the remaining rooms are served by a beautifully finished family bathroom.

Sustainability is woven into the fabric of the property. With its integrated solar array, battery storage, and EV charging point, the home offers exceptional energy efficiency. Power can be stored for personal use or exported back to the grid, ensuring both environmental responsibility and long-term cost savings.

The residence is approached via a landscaped frontage with a sculptural circular in/out driveway, leading to a generous double garage housing the solar storage system, EV charger, and CCTV controls. A bespoke metal side gate opens to the rear garden, an expansive lawn bordered by nature, offering uninterrupted views of the bird sanctuary and a sense of privacy rarely found.

This is more than a home; it is a statement of modern elegance, environmental consciousness, and architectural clarity.















# Seller Insight

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“ Set well back from Kings Avenue, my home enjoys a privileged position within the private and beautifully secluded Sandwich Bay Estate, a place where tranquillity, privacy, and natural beauty define everyday living. One of the greatest pleasures of residing here is the effortless access to the private shingle beach, just a short stroll from the front door. It's a peaceful stretch of coastline with sweeping views across Pegwell Bay towards Ramsgate and Broadstairs, and it remains blissfully quiet throughout the year.

Living within Sandwich Bay Estate is a rare privilege. Access is controlled, and non residents pay a toll, which naturally preserves the calm, secure, and uncrowded environment we enjoy. The estate forms the gateway to some of the most prestigious golfing destinations in the country, as well as the local sailing club, making it a haven for those who appreciate refined leisure.

One of the true pleasures of living here is being surrounded by three championship golf courses, each offering its own distinctive character and rich heritage. To the north lies Royal St George's Golf Club, a legendary Open Championship venue celebrated for its world class links experience. Directly accessible from the estate is Princes Golf Club, with its impressive 27 holes and superb clubhouse. A short distance to the south, Royal Cinque Ports Golf Club offers another historic championship course framed by dramatic coastal views. For golf enthusiasts, there is simply no finer location.

The estate's eastern boundary meets the quiet, unspoilt beach, a place where I've enjoyed morning walks, evening sunsets, and the soothing rhythm of the waves. With virtually no passing traffic, the atmosphere is serene, making it feel like a private coastal retreat. The nearby local sailing club adds another dimension to life here, offering opportunities for sailing, paddleboarding, and coastal exploration.

Living here feels wonderfully secluded, yet the travel connections are far more convenient than its peaceful setting suggests. Sandwich Station provides direct rail links to London St Pancras (via high speed services from Ramsgate or Dover), as well as Canterbury and Ashford, making commuting or visiting the city remarkably straightforward. By road, the estate offers easy access to the A256 and A2, connecting you efficiently to Canterbury, Dover, and the wider Kent network. For international travel, Dover Ferry Port is approximately 20 minutes away, Eurotunnel Folkestone around 35 minutes, and London's major airports can typically be reached within 1.5 to 2 hours. Whether travelling for work, leisure, or welcoming guests, the location combines tranquillity with excellent connectivity.

Despite the tranquillity of the estate, everything you need is reassuringly close at hand. Sandwich, just 1.5 miles away—a pleasant walk or quick cycle—offers a charming medieval centre filled with independent shops, cafés, restaurants, a weekly market, and essential services. A little further south, Deal, under 4 miles away, provides a vibrant high street lined with boutiques, galleries, award winning eateries, and a picturesque seafront promenade. For a broader selection of premium shopping, cultural attractions, and excellent schools, Canterbury is around a 30 minute drive. For daily essentials, both Sandwich and Deal offer supermarkets, artisan bakeries, farm shops, and specialist food stores, ensuring convenience without compromising the peaceful coastal lifestyle.\*

\* 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 0.5 miles  
 Canterbury 13.7 miles  
 Channel Tunnel 22.0 miles  
 Dover Docks 14.1 miles  
 Gatwick Airport 80.1 miles  
 Charing Cross 75.4 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

**Leisure Clubs & Facilities**

Royal St. George's Golf Club 01304 613090  
 Prince's Golf Club 01304 611118  
 Cinque Port Golf Club 01304 374007  
 Sandwich Bay Sailing and Water Ski Club 07530 857163  
 Sandwich Bay Sailing Club 01304 363052  
 Tides Leisure and Indoor Tennis 01304 373399  
 Sandwich Leisure Centre 01304 614947  
 Sandwich Bowling Club 01304 611100  
 Sandwich Town Cricket Club 01304 617237  
 Sandwich Tennis Club

**Healthcare**

The Market Place Surgery 08443 879997  
 The Butchery Surgery 01304 612138

**Education**

Primary Schools:  
 Sandwich Infant School 01304 612228  
 Sandwich Junior School 01304 612227  
 Cartright and Kelsey Primary 01304 812539  
 St Faith's Prep 01304 813409  
 Northbourne Park Prep 01304 611215

Secondary Schools:  
 Sir Roger Manwood's Co-ed Grammar School 01304 613286  
 Duke of York's Royal Military School, Dover 01304 245023  
 Dover College 01304 205969  
 Kings School Canterbury 01227 595502  
 St Edmunds Canterbury 01227 475600  
 Sandwich Technology School 01304 610000

**Entertainment**

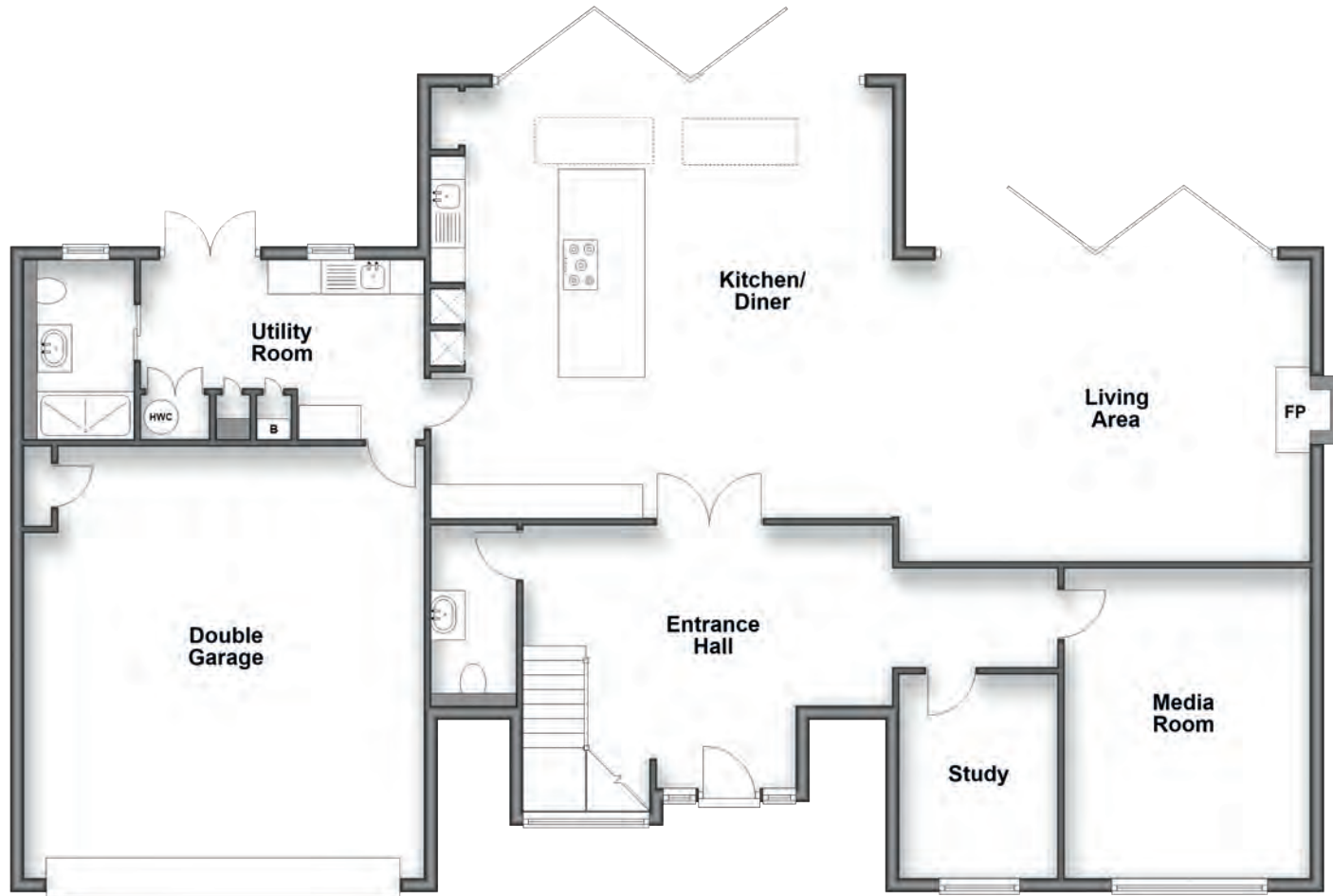
Empire cinema 01304 620480  
 Luigis 01304 615297  
 The Brasserie on the Bay 01304 611118  
 The Blue Pigeons 01304 613233  
 The Bell Hotel 01304 613388  
 Blazing Donkey 01304 617362

**Local Attractions / Landmarks**

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

**Ground Floor**

Approx. 174.5 sq. metres (1878.5 sq. feet)



**First Floor**  
 Approx. 137.3 sq. metres (1478.4 sq. feet)  
 (excluding Balcony, Balcony)



**GROUND FLOOR**

- Entrance hall
- Cloakroom
- Study 9'6 x 7'6 (2.90m x 2.29m)
- Media Room
- Kitchen / Diner 14'10 x 11'10 (4.52m x 3.61m)
- Living Area
- Utility Room
- Shower Room 13'7 x 8'5 (4.14m x 2.57m)

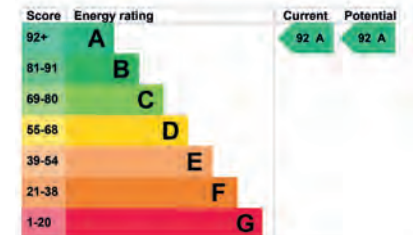
**FIRST FLOOR**

- Landing
- Principal Bedroom 15'7 x 13'0 (4.75m x 3.97m) plus 7'9 x 6'9 (2.36m x 2.06m)
- Dressing Room 7'0 x 6'9 (2.14m x 2.06m)
- En-suite Bath / Shower Room 12'7 x 9'3 (3.84m x 2.82m)
- Balcony 16'6 x 5'5 (5.03m x 1.65m)
- Bedroom 2 14'1 max x 12'7 max (4.30m x 3.84m)
- En-suite Shower Room
- Balcony 15'10 x 5'5 (4.83m x 1.65m)
- Bedroom 3 14'1 max x 10'0 (4.30m x 3.05m)
- En-suite Shower Room
- Bedroom 4 12'8 x 12'6 (3.86m x 3.81m)
- Bedroom 5 12'8 x 12'1 (3.86m x 3.69m)
- Family Bathroom 8'11 x 5'9 (2.72m x 1.75m)

**OUTSIDE**

- Rear Garden
- Covered Terrace 1 20'3 x 5'5 (6.18m x 1.65m)
- Covered Terrace 2 19'4 x 6'10 (5.90m x 2.08m)
- Front Garden
- Driveway
- Double Garage 19'7 x 19'4 (5.97m x 5.90m)

Council Tax Band: F  
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.06.2026





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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