8 Kiln Drive
Hammill | Woodnesborough | Sandwich | Kent | CT13 0FF

FINE & COUNTRY

8 KILN DRIVE

Step inside

8 Kiln Drive

It would be easy to run out of superlatives for this simply stunning and extensive residence located in an enclave of noteworthy and individually designed detached properties, surrounded by countryside on the outskirts of Woodnesborough. Whether you are looking for an amazing permanent family home or an easy to maintain weekend and holiday retreat with the ultimate in leisure facilities, this place has it all. Built about nine years ago by a property developer as his own family home, you know that it will be something really special and of the highest quality and this is evident from the moment you see the grandeur of the exterior.

There is an impressive entrance with a Palladian style pillared porch with a contemporary front door, which opens into the welcoming and partially double height reception hall that includes an oak and glass staircase leading to the galleried landing. There is a cloakroom with an amazing funnel shaped circular basin and zoned underfloor heating that flows throughout the building and Karndean flooring that continues into much of the ground floor accommodation.

The stunning bespoke dual aspect kitchen/dining room was designed and installed by the illustrious Humphrey Munson Kitchens about three years ago and it is a dream for anyone who enjoys catering and entertaining as well as being a centrepiece for family get togethers. It includes porcelain floor tiles and handcrafted units with quartz worktops housing a Miele induction hob, double oven, combi microwave and steam oven and Sub Zero larder fridge and matching freezer as well as a full height wine cooler with varied temperature levels and a second fridge. There is also a sink with a Quooker tap and a central island breakfast/bar with a food preparation area and a second sink.

A wide archway to the light and bright dining area provides an open plan feel. It includes two sets of French doors to the rear terrace and it is large enough to entertain up to 20 guests and includes glass doors to the delightful dual aspect sitting room that has an inset TV screen, a modern raised electric fire, French doors to the terrace and double doors to the hall. There is also access to an internal leisure complex that includes a spa/indoor pool and a Jacuzzi as well as a fabulous three metre aquarium. You will also find changing facilities and a shower room as well as a spacious dual aspect well-equipped gym with two sets of French doors to the garden and a seating area.

At the other end of the dining area there is access to a superb wine store corridor that leads to another leisure complex that includes a delightful cinema room designed by a specialist cinema company and features surround sound, a projector and screen. A sound proofed door leads to an impressive games room with a wall of glass incorporating 'invisible' glass doors to the large double garage. It has porcelain tiled flooring, automatic garage doors and a fitted tool cupboard, but is currently in use as an office and a second games room large enough for full sized snooker table.There are also storage cupboards, a cloakroom and fitted utility room with laundry facilities and a secondary staircase to a large room with a partially vaulted ceiling. This could be a great bedroom/playroom for a teenager or could be an excellent office for those working from home as they would not be disturbed by activities in the rest of the house.

The main staircase leads to a spacious landing with double storage cupboards and an attractive family bathroom with a stand-alone slipper bath and a trendy vanity basin. The principal suite includes a fabulous ensuite bathroom with a stand-alone oval bath, a double walk-in shower and a beautiful basin, while another bedroom is currently designed as a well-fitted dressing room. There is also a large double bedroom and a double guest room with an en suite shower and walk in wardrobe.

Outside there is a virtually maintenance free but spacious and secluded garden that continues the 'leisure and pleasure' theme. A vast Indian sandstone terrace with attractive water features is ideal for outdoor parties and barbecues. It leads down to a magnificent granite lower seating area with a central firepit bordered by a large artificial lawn surrounded by a laurel hedge providing privacy and security. A pathway leads to a fascinating curved summer house with lighting, electrics and heating as well as a decked terrace with a glass covered fishpond and a 'cricket pitch' sized strip of artificial grass that could also make a great bowling green. At the side of the property there is a large parking area for numerous vehicles.

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CHANSON

SOLE

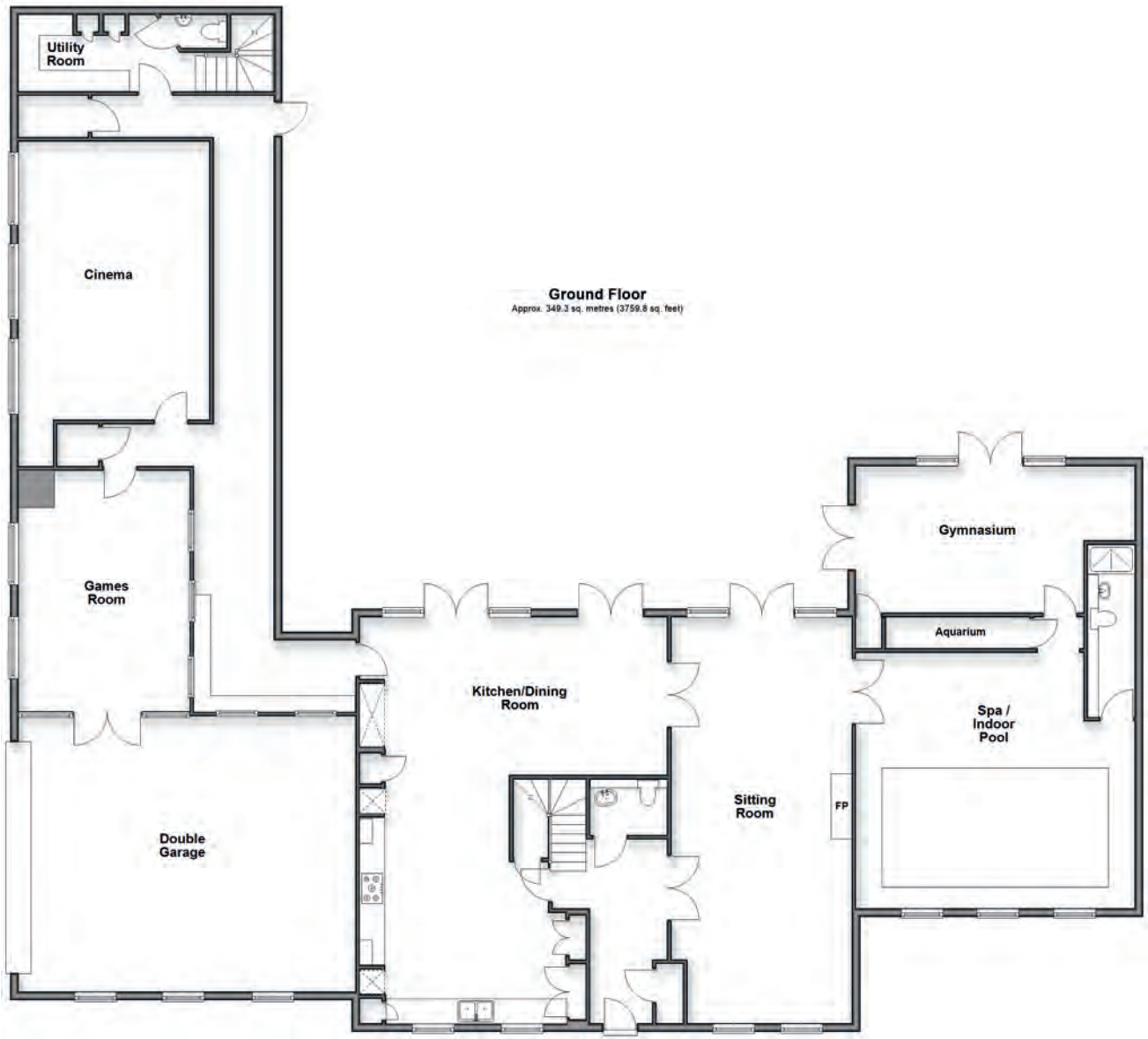
Seller Insight

"We have been extremely happy here over the years and, during that time, we have extended and continued to upgrade the property to become the stunning home you see today with everything even the most discerning family could require. However we feel it is time for us to downsize as the family have now 'flown the nest.'

We love the fact that we are surrounded by the lovely Kent countryside and have all the advantages of country living but we are not isolated. It is not far to Eastry village with its historic 17th century Five Bells country pub, convenience store, two hairdressers and a beauty therapy centre as well as a village hall with various activities. There is also a pharmacy, post office and a good primary school while the excellent Northbourne Park and St Faith's prep schools are easily accessible. First class secondary education is available at the well-respected St Roger Manwood Grammar School in Sandwich, while additional grammar schools and notable public schools, including the famous Kings School, are available in Canterbury, Thanet and Dover.

*There are also plenty of places to take your dog for a bracing walk and only a short distance down Hammill road is a dog grooming parlour and less than three miles to the White Mill veterinary centre. It is easy to drive to the medieval Cinque Port town of Sandwich with its vast array of fascinating Grade II Listed properties, individual shops, restaurants and bars as well as the mainline station where the fast train to St Pancras takes less than an hour and a half or you can drive to Thanet Parkway where trains can whisk you to St. Pancras in 70 minutes. Golfing enthusiasts can indulge their passion as Sandwich is the 'Mecca' for golf with the championship courses at Royal St Georges and Princes Golf Club while water sport aficionados can join the Sandwich Bay Sailing and Motorboat Club or the Sandwich Bay Sailing and Water Ski club."**

* 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.



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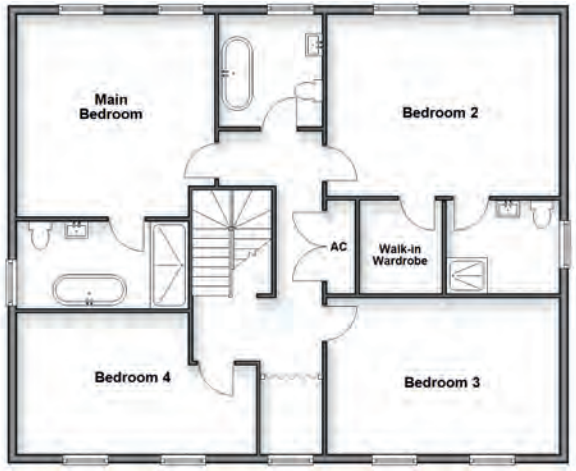


GROUND FLOOR

Reception Hall	
Cloakroom	5'9 x 4'9 (1.75m x 1.45m)
Sitting Room	31'11 x 14'2 (9.73m x 4.32m)
Spa/Indoor Pool	22'0 x 21'7 (6.71m x 6.58m)
Shower Room	13'7 x 3'8 (4.14m x 1.12m)
Aquarium	
Gymnasium	22'0 x 11'5 (6.71m x 3.48m)
Kitchen/Dining Room	32'0 x 24'3 maximum (9.76m x 7.40m)
Wine Store Corridor	
Games Room	19'1 x 13'5 (5.82m x 4.09m)
Cinema	21'8 x 15'1 (6.61m x 4.60m)
Utility Room	11'11 x 6'0 (3.63m x 1.83m)
Cloakroom	6'1 x 2'8 (1.86m x 0.81m)

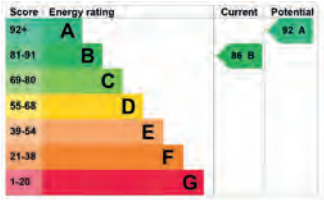
FIRST FLOOR

Landing	
Main Bedroom	16'11 x 13'3 (5.16m x 4.04m)
En Suite Shower Room	8'2 x 6'7 (2.49m x 2.01m)
Bedroom 3	16'10 x 11'4 (5.13m x 3.46m)
Bedroom 4	17'5 x 9'9 (5.31m x 2.97m)
Bedroom 2	14'9 x 14'5 (4.50m x 4.40m)
En Suite Bath/Shower Room	11'6 x 6'2 (3.51m x 1.88m)
Walk In Wardrobe	
Family Bathroom	8'2 x 7'7 (2.49m x 2.31m)
Bedroom 5/Playroom	35'7 x 11'5 (10.85m x 3.48m)

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Double Garage	26'7 x 21'9 (8.11m x 6.63m)

Council Tax Band: G
Tenure: Freehold



The Property Ombudsman

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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 23.02.2026

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Travel Information

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

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

FINE & COUNTRY

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.

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