



1 Stonar Gardens  
Sandwich, CT13 9LJ  
£550,000

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# 1 Stonar Gardens

## Sandwich

A spacious 1950's detached family home, situated on a generous plot at the end of an exclusive private road.

### Situation

This private road is situated on the outskirts of Sandwich and is set within approximately two acres of beautiful communal land which is exclusively owned by the eight residents of Stonar Gardens. The popular historic Cinque Port town 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, 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.

### The Property

Originally built as officer's quarters for the RAF this attractive 1950's family home offers well-proportioned accommodation in a beautifully peaceful setting surrounded meticulously maintained communal lawns and mature trees. This well presented and light filled home has been enhanced by the present owners creating an improved flow to the principal living accommodation. The sleek gloss kitchen is complimented by integrated appliances and a utility area and is open plan to the dining area and welcoming, dual aspect sitting room beyond. The ground floor further benefits from a shower room/WC and a bright conservatory which accesses both front and rear gardens. To the first floor are three good size double bedrooms, all with built in wardrobes space and serviced by a stylish contemporary shower room. This much-loved home is fully double glazed and centrally heated via an air source heat pump.

### Outside

In addition to the attractive communal gardens, the property benefits from generous private outdoor space, including an exceptionally large front garden and ample parking for multiple vehicles together with access to the garage. To the rear, a full-width patio and raised decking area create an excellent setting for outdoor dining and entertaining, with direct access from the conservatory. The rear garden is predominantly laid to lawn and features a substantial timber store/potting shed to one side, a summer house at the far end. The garage is connected via a side lobby to a double-length, timber-framed workshop, complete with power and lighting, currently used as a games room or home gym.

### Services

All mains' services are connected with the exception of mains gas. The central heating and hot water are heated by an air source heat pump.

### Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

### Tenure & Maintenance Charge

Freehold

There is a charge of £50 per month for the upkeep of the communal grounds.

### Current Council Tax Band: C

### 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.



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



TOTAL FLOOR AREA : 2438 sq.ft. (226.5 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		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**Entrance Hall**  
12' 2" x 3' 9" (3.71m x 1.14m) plus 10' 7" x 3' 5" (3.22m x 1.04m)

**Kitchen**  
13' 10" x 8' 10" (4.21m x 2.69m)

**Utility Room**  
5' 11" x 5' 9" (1.80m x 1.75m) plus recess.

**Dining Room**  
12' 5" x 10' 4" (3.78m x 3.15m)

**Sitting Room**  
17' 4" x 12' 1" (5.28m x 3.68m)

**Ground Floor Shower Room**  
8' 1" x 3' 3" (2.46m x 0.99m) plus shower recess.

**Conservatory**  
12' 10" x 10' 9" (3.91m x 3.27m)

**First Floor**  
**Principal Bedroom**  
17' 6" x 12' 5" (5.33m x 3.78m) max narrowing to 10' 6" (3.20m)

**Bedroom Two**  
12' 5" x 10' 5" (3.78m x 3.17m)

**Bedroom Three**  
13' 11" x 8' 10" (4.24m x 2.69m) inc. built in wardrobes.

**Shower Room**  
9' 6" x 6' 3" (2.90m x 1.91m) plus basin recess.

**Garage**  
16' 8" x 9' 8" (5.08m x 2.94m)

**Workshop**  
35' 5" x 11' 4" (10.79m x 3.45m) plus 10' 2" x 7' 5" (3.10m x 2.26m)

**Garden Store**  
19' 10" x 12' 4" (6.04m x 3.76m)

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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.