



Blenheim House, 36 Delf Street
Sandwich, CT13 9HB
£575,000

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Blenheim House

36 Delf Street, Sandwich

A beautifully presented character cottage located in the heart of Sandwich, boasting spacious accommodation and a wealth of period features throughout.

Situation

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.

centrally heated and conveniently located for local amenities.

Outside

An enclosed paved courtyard lies to the rear with white painted brick walled boundaries. Residents parking permits are available from Dover District Council for various roads and areas around Sandwich and spaces are 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: E

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

Believed to date Circa 1600, Blenheim House is an exquisite period property within the sought after Historic Cinque Port town of Sandwich. This beautifully presented and well maintained home seamlessly combines modern convenience with an abundance of characterful features; from the beamed ceilings and sash windows to the magnificent exposed brick inglenook fireplaces. To the ground floor are two beautiful reception spaces in the form of a reception hall and a separate sitting room, both featuring exposed beams and striking fireplaces. The modern shaker kitchen lies to the rear, complete with integrated appliances, and opens onto a delightful courtyard. Beyond the sitting room is a useful utility area and cloakroom. To the first floor are three sumptuous bedrooms serviced by a bright fully tiled shower room fitted with a contemporary suite and large shower enclosure. This truly charming home is gas



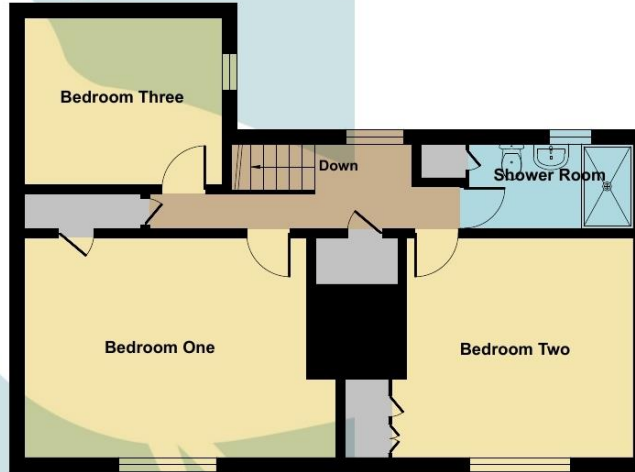
To view this property call Colebrook Sturrock on **01304 612197**

Total Approximate Area = 1442 sq ft / 133.9 sq m

For identification only - Not to scale



GROUND FLOOR
Approx. 749 SQFT (INTERNAL)



FIRST FLOOR
Approx. 693 SQFT (INTERNAL)

Sitting Room

17' 0" x 12' 10" (5.18m x 3.91m)

Dining Room

21' 2" x 16' 7" (6.45m x 5.05m)

Kitchen

9' 7" x 9' 6" (2.92m x 2.89m)

Cloakroom

7' 4" x 3' 10" (2.23m x 1.17m)

First Floor

Bedroom One

18' 0" x 12' 5" (5.48m x 3.78m)

Bedroom Two

16' 8" x 12' 4" (5.08m x 3.76m)

Bedroom Three

10' 9" x 9' 4" (3.27m x 2.84m)

Shower Room

9' 4" x 6' 0" (2.84m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	43 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1255223

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



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Also in: Hawkinge • Saltwood • Walmer

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.