

10 Poulders Gardens
Sandwich, CT13 0BE
Offers in Excess of £400,000

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10 Poulders Gardens

Sandwich

A beautifully re-imagined and extended 1930s home with open field views and no onward chain.

Situation

Sandwich is one of Kent's most attractive and highly regarded historic towns and a designated Cinque Port, known for its well-preserved medieval centre, independent shops, cafés and restaurants, and regular festivals. From the house, the historic centre is easily reached on foot, while the surrounding countryside can be accessed directly. The coast at Sandwich Bay, with its wide stretch of beach extending towards Pegwell Bay and Deal, is within a short drive, along with nearby nature reserves, a watersports centre, and several world-renowned golf courses. The Port of Dover and Channel Tunnel both offer convenient routes to Europe, while rail services provide direct connections to London. Combined with its proximity to the coast and open countryside, Sandwich offers a balance between lifestyle and connectivity, increasingly appealing to those looking to move beyond the city.

The Property

Offering light-filled contemporary living space and a carefully considered layout, this 1930s semi-detached home has been transformed into a distinctive and highly functional modern property. Positioned on the edge of Sandwich, it enjoys views across open fields towards the countryside beyond. Originally a conventional three-bedroom house, Number Ten has been stripped back to its shell, comprehensively rebuilt, extended and reconfigured to provide over 1,000 sq ft of accommodation — around 45% more floor area than the original property.

The design places particular emphasis on light, flow and the relationship between the main living spaces and the garden, creating a home that feels open, cohesive and easy to live in. The redesigned first floor provides two double bedrooms, while the substantially enlarged ground floor creates a different sense of space and scale from the typical arrangement of this style of property. The ground floor is centred around a generous open-plan kitchen and dining space occupying the footprint of the original house. This room forms the natural hub of the home, with the staircase rising from it and the space flowing through to the lounge and garden beyond. A large front window with high-performance glazing frames uninterrupted views across the fields, drawing natural light deep into the space. The kitchen provides well-planned workspace and ample room for a substantial dining table, making it a highly usable setting for everyday living, working from home and entertaining. A pantry, utility room and downstairs WC are arranged off this central space, contributing to a layout that feels both practical and connected. Elements of the original structure have been carefully revealed and incorporated into the design, with exposed steel, painted brickwork and warm timber detailing adding depth and character while maintaining a clean, contemporary feel. A substantial full-width rear extension creates a generous lounge. Sliding aluminium doors open directly onto the garden, while a roof lantern and additional glazing introduce light from multiple aspects. This space offers a calm and comfortable setting, complementing the kitchen. It enhances both the scale and usability of the home, creating a natural continuation of the main living area.

Upstairs, the accommodation comprises two double bedrooms with built-in storage and vaulted ceilings, enhancing both height and natural light. The larger principal bedroom comfortably accommodates a king-size bed, enjoys far-reaching views across the fields and includes an ensuite bathroom and built-in wardrobe. The second double bedroom has fitted wardrobes, two Velux roof windows and access to an insulated, boarded loft storage space. A separate shower room completes the first floor. The comprehensive rebuilding programme included re-roofing, complete replacement of the electrical, plumbing and drainage systems, and extensive reconstruction of the ground floors. Insulation was upgraded throughout the building envelope, including the floors, walls and roof, alongside improvements to glazing and overall energy performance.

Together with the 2.5 kW solar panel system, these improvements contribute to the property's EPC B rating. The house is also in Council Tax Band B. The overall quality of space, finish and detailing reflects the considerable investment in the property and would be costly and time-intensive to replicate.







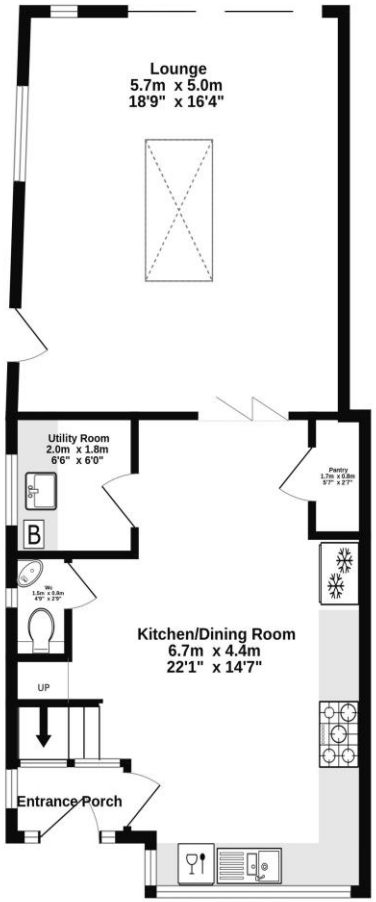




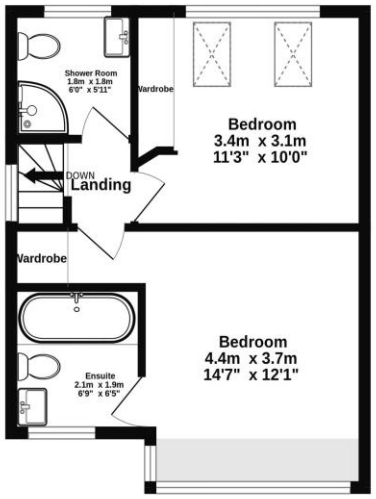


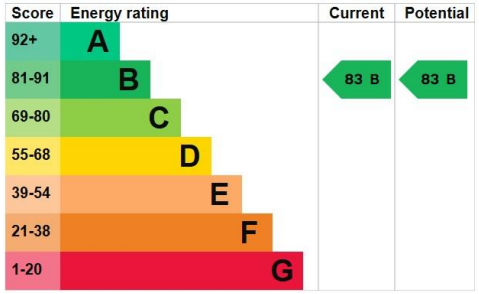


GROUND FLOOR
61.8 sq.m. (665 sq.ft.) approx.



1ST FLOOR
34.0 sq.m. (366 sq.ft.) approx.





TOTAL FLOOR AREA : 95.8 sq.m. (1031 sq.ft.) approx.

The total floor area displayed above does not include any areas highlighted in grey. If present please refer to each highlighted grey section to view its respective area. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Outside

Externally, the property presents a clean, contemporary façade with modern aluminium windows, reflecting its 1930s origins in a simplified, modern form. The driveway has been lowered to create level parking for two vehicles, while maintaining uninterrupted views from the kitchen.

The rear garden extends to approximately 100 ft and has been thoughtfully arranged as a series of distinct spaces. A large patio flows seamlessly from the lounge and provides an ideal setting for al fresco dining, barbecuing and entertaining.

Further into the garden, a central seating area provides a relaxed space to enjoy the setting and changing light throughout the day, with a secluded spot beside the garden cabin creating an intimate atmosphere later in the evening.

The length and openness of the garden allow sunlight to be enjoyed throughout the day. In the evening, the garden subtly transforms with atmospheric lighting. Mature and evergreen planting provides a high degree of privacy, while gated side access provides convenient access to the garden, with useful external storage.

An automated irrigation system assists with garden maintenance. The garden cabin, approximately 60 ft square, is fully insulated & boarded and provides an additional space for hobbies.

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: B

EPC Rating: B

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.

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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.