



1 Mulberry Field
Sandwich, CT13 9DJ
Guide Price £725,000

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1 Mulberry Field

Sandwich

A beautifully maintained modern detached family home nestled amongst generous, immaculate gardens in the heart of Sandwich.

Situation

Mulberry Field is located opposite the award-winning Stourfield development set within the ancient town's centre. The Butts, the site of the old town wall, lies at the end of Loop Street with the town cricket field beyond. This small cul-de-sac has four houses with off road parking and turning space. A quiet yet very convenient setting with town centre shops, supermarket and amenities within walking distance. There are high speed rail services to London St Pancras and regular bus services to Deal and Canterbury. Sandwich has good recreational facilities with a sports centre, gyms, tennis club, sailing club and an array of excellent golf courses nearby.

The Property

Mulberry Field consists of four detached family homes arranged around an attractive, peaceful cul-de-sac, conveniently located within the historic town walls of Sandwich. No. 1 has been lovingly maintained and occupies the largest plot, enjoying generous front and rear gardens. Light-filled and welcoming throughout, the ground floor offers two separate reception rooms: a lovely dual-aspect sitting room with a feature fireplace and patio doors opening onto the garden, and a good-sized dining room. The bright kitchen/breakfast room is fitted with a range of matching units and is complemented by a practical utility room. There is a ground floor cloakroom and internal access to the attached double garage. Upstairs there are four delightful bedrooms served by a family bathroom. The principal bedroom benefits from a built-in wardrobe and an ensuite shower room. This highly desirable home also enjoys double glazing and gas central heating.

Outside

1 Mulberry Field is approached via a gravel driveway, which provides ample off-road parking and vehicular access to the attached double garage. Both the front and rear gardens are immaculately maintained and generously proportioned. The front garden is predominantly laid to lawn and beautifully planted with established fruit trees and mature shrubs, all enclosed by hedging and fenced boundaries. A timber gate to the side of the property leads to the rear garden, where an attractive paved patio spans the width of the rear elevation before extending to create a delightful alfresco seating and dining area. Beyond, a central lawn is flanked by well-stocked flower beds showcasing an impressive variety of planting, providing year-round colour, structure, and seasonal interest. At the foot of the garden, screened by a mature hedge and timber gate, the picturesque Delf Stream forms a charming and tranquil backdrop.

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: F

EPC Rating: C

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**

Ground floor
958 sq.ft. (89.0 sq.m.) approx.

First floor
631 sq.ft. (58.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sitting Room

15' 6" x 13' 8" (4.72m x 4.16m)

Dining Room

15' 7" x 9' 11" (4.75m x 3.02m)

Kitchen/Breakfast Room

12' 0" x 9' 4" (3.65m x 2.84m)

Utility Room

9' 8" x 5' 2" (2.94m x 1.57m)

Cloakroom

6' 1" x 3' 9" (1.85m x 1.14m)

Double Garage

16' 3" x 16' 1" (4.95m x 4.90m)

First Floor

Principal Bedroom

13' 7" x 13' 2" (4.14m x 4.01m) reducing to 9' 6" (2.89m)

Ensuite Shower Room

7' 10" max x 5' 6" max (2.39m x 1.68m)

Bedroom Two

12' 0" x 9' 5" (3.65m x 2.87m)

Bedroom Three

9' 10" x 9' 1" (2.99m x 2.77m)

Bedroom Four

9' 11" x 6' 1" (3.02m x 1.85m)

Bathroom

12' 0" x 5' 2" (3.65m x 1.57m)

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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.

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