



Price

£1,250,000
Freehold

Hammill Road, Woodnesborough,
Sandwich, Kent, CT13

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Sandwich station	3.4 miles
Dover Docks	10.4 miles
Deal	7.4 miles

As well as having beautiful countryside views, this modern and spacious detached house has a fabulous bar/games room, double garage and is ready to move straight in.



A truly exceptional and contemporary detached family home
Double garage and driveway for multiple cars
Stunning countryside views to the front
Vast open plan kitchen/diner, ideal for entertaining
Wonderful garden with 2 terraces, hot tub and bar/games room
Large vaulted triple aspect sitting room with bifolds to garden





This stunning detached family home includes everything needed for modern day living and with leisure in mind. Finished to a very high standard there is a top quality kitchen and high end bathrooms. The house is only about three miles from the picturesque medieval Cinque Port town of Sandwich with a mainline station with high speed train to St Pancras.

From the moment you step onto the spacious entrance and see the attractive exterior you will be impatient to see what lies beyond the threshold. The entrance hall is delightful with its herringbone parquet flooring that flows throughout the ground floor, an impressive oak staircase and double glass doors that open into a study and also into the kitchen/diner.

Enjoy sitting down to a meal in the spacious dining area where you can seat at least a dozen people comfortably. This is open plan to the luxurious kitchen/breakfast area with a large central island breakfast/bar including an induction hob and downdraft extractor and a raft of superb flat fronted units housing a built in oven and combi microwave, dishwasher and fridge freezer.

Double glass doors open into the light and bright play room/snug with bi-folding doors to the rear terrace and double glass doors also open into the stunning triple aspect sitting room with its high, vaulted ceiling, attractive log burning stove with a stone surround, bi-folding as well as French doors to the Indian sandstone terrace.

Off the vast U shaped galleried landing on the first floor there is a superb family bathroom with separate shower as well as four double bedrooms that all have panoramic rural views and two that include en suite shower rooms and fitted wardrobes. While on the second floor there is a magnificent main suite that has a contemporary bathroom with separate shower as well as a large dressing room.

Outside the 'piece de resistance' has to be the excellent bar/games room. This beautiful oak framed detached building also has herringbone flooring, a charmingly designed bar, a cloakroom and a large seating area with a wall of bi-folding doors leading to a wide terrace that includes a hot tub and the easy to manage lawned garden.

What the owner says...

"This unique development nestling in the Kent countryside is a very special safe and secure place and the property owners are creating a charming community. It has been a lovely family home but we are starting a new chapter in our lives and hope that new owners will enjoy everything this delightful property has to offer.

Although it has all the delights of living in the country the property is near Eastry village with its historic 17th century Five Bells country pub, convenience store, two hairdressers and a beauty therapy centre as well as a pharmacy and post office. The Eastry primary school is very good and nearby is the renowned Northbourne prep school while for older children the Sir Roger Manwood Grammar School in Sandwich is very well respected and Canterbury, Thanet and Dover offer top class public schools as well as excellent grammar schools.

If any family members are interested in equine activities there are a number of off road bridle paths and a riding shop in the village. There are also plenty of places to take your dog for a brace. It is easy to drive to Sandwich with its vast array of fascinating medieval properties, individual shops, restaurants and bars. 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 Motor Boat Club or the Sandwich Bay Sailing and Water Ski club."

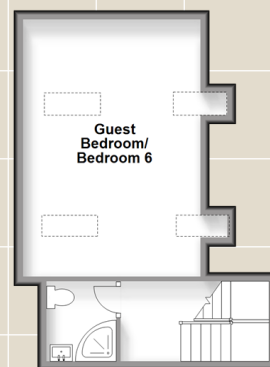
Split Level Ground Floor
Approx. 183.9 sq. metres (1979.0 sq. feet)



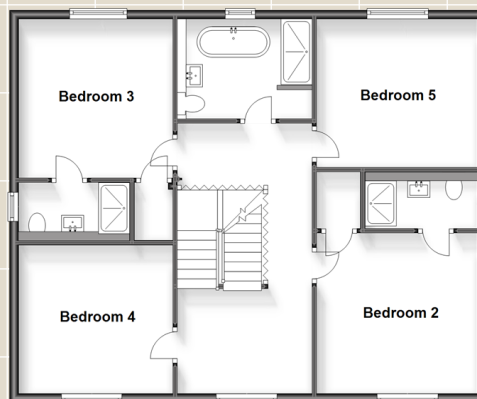
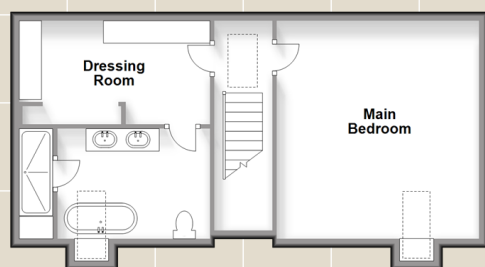
Outbuilding
Approx. 30.0 sq. metres (322.6 sq. feet)



First Floor
Approx. 114.4 sq. metres (1231.1 sq. feet)



Second Floor
Approx. 50.8 sq. metres (546.5 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479317

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canterbury@fineandcountry.com

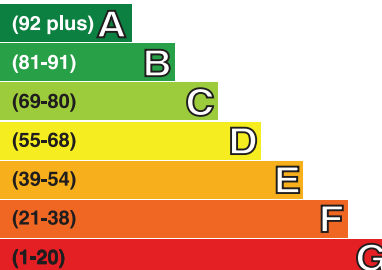
London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
84	90