



38 Delf Street
Sandwich | Kent | CT13 9HD

FINE & COUNTRY



Step inside

38 Delf Street

This fascinating Grade II Listed Georgian property is probably one of Sandwich's best kept secrets. It nestles in the midst of 0.3272 of an acre of completely walled gardens in the centre of the historic medieval Cinque Port town, so is completely hidden from view yet is only a couple of minutes' walk from the shops, cinema and supermarket. There is access to a double garage with a first floor annexe via electric gates or through the white, Tudor style gate entrance built into the wall. This is the main entrance and when you open the gate and see the impressive three storey residence laid out before you for the first time it is awe inspiring. You approach the house via a stepped path flanked by large and beautifully manicured lawns surrounded by shrubs and mature and specimen trees, many with preservation orders, as well as a Japanese garden that even includes a listed holly tree as well as a charming pond.

With its symmetrical multi-pane sash windows, high chimney stacks, an attractive top floor balcony that spans the width of the house and steps up to the period front door, the house has enormous external appeal even before you cross the threshold. Once inside, the first room you come to is the beautiful dual aspect drawing room that transports you back to a bygone era and is everything you imagine in a Jane Austen novel as the place where the ladies of the house will sit conversing with their family and friends. There are French doors to the garden, fascinating corner shelving units, half height wall panelling, dado rails and painted ceiling beams as well as a period fireplace to cosy up to on a cold winter's evening. Guests will be able to enjoy a delightful meal in the superb formal dining room with its sculptured stone fireplace, glass fronted cabinets, painted beams, dado rail and half height wall panelling as well as French doors to the block paved terrace and access from the hall as well as directly from the kitchen.

The spacious and fascinating kitchen/breakfast room includes a wall of almost floor to ceiling multi-pane arched windows and French doors to the block paved terrace. There is a four oven Aga, units housing a gas hob and double oven as well as a central island, various stand-alone appliances, an adjacent utility area and a 'divider' between the kitchen and the breakfast area. This leads to the gorgeous triple aspect garden room with access to the garden that was added by the current owners. It includes a charming circular stained glass window and provides a relaxing seating and dining area for all the family to enjoy and provides wonderful views across many parts of the garden. This floor also has a boiler room, a cloakroom and stairs to the vast cellar that is currently being used for storage but could always become a children's playroom, but with slight height restrictions.

On the first floor there is a split level landing with a large airing cupboard and access to the delightful dual aspect main bedroom with a fireplace, views over the garden and a large Jack and Jill/en suite bathroom that also has a door to the corridor. Opposite is another double bedroom with fitted cupboards and a Jack and Jill bathroom that also has a door to a dual aspect bedroom currently in use as an excellent office with wonderful views over the garden and beyond. The second floor includes a landing with access to the loft, an en suite cloakroom and a Jack and Jill bathroom shared by two dual aspect double bedrooms with fitted cupboards and views as far as the historic church. This makes a wonderful area for teenagers or adult children wanting a bit of independence.

Outside there are steps up to the first floor annexe above the garage. This consists of a good sized lounge with a door to a first floor terrace that is a real suntrap as well as a kitchen and double bedroom with a fitted cupboard and an en suite bathroom. There is also a separate entrance from the road that provides independent access to the annexe so this would make an excellent air b and b holiday let, staff quarters or separate office/studio facilities. A crazy paved patio is adjacent to the garage that includes a storage area and leads to a gorgeous wisteria covered pergola and a charming Elizabethan style garden with dwarf hedging encompassing flower beds while an archway provides access to another garden area with wood surround flower and shrub beds and a central fountain water feature with charming stone seats. Across the lawn behind the Japanese garden is a fascinating and secluded courtyard with patterned paving and access to a large outdoor storage facility.











Seller Insight

“ This has been a very special family home since 1990 but sadly for health reasons it is time to let it go. Although it needs some sensitive updating it is a wonderful place and a great home to bring up a family with wonderful areas for children to explore. It is very quiet and tranquil as well as being completely secluded yet local amenities are immediately available.

It is in a great location where you can easily walk around the whole town and along the banks of the river Stour from our house. It is a delight to look at other historic buildings and enjoy the hotels, restaurants and individual shops that abound in Sandwich. The mainline station for the high speed train to London is only a half mile walk and there is easy access to the dual carriageway for Dover, Canterbury and London while Deal is not far away with its charming high street, beach front and pier.



The area is a Mecca for golfing enthusiasts with Championship links courses at the Royal St George, the Princes and the Cinque Ports clubs - all within about two miles. The boating fraternity can enjoy their sport as there is the Sandwich Marina and nearby the gates to the Sandwich Sailing and Motor Boat Club. If you have children there is the excellent Sir Roger Manwood's grammar school as well as the Dover Boys and Girls grammar schools and there are a wide variety of private schools in the vicinity from Northbourne prep to St Lawrence in Ramsgate, Dover College in Dover and The Kings *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





GROUND FLOOR

Entrance Hall
 Drawing Room 31'7 x 14'3 (9.63m x 4.35m)
 Dining Room 21'5 x 12'6 (6.53m x 3.81m)
 Kitchen/Breakfast Room 30'5 (9.28m) narrowing to 24'5 (7.45m) x 14'6 (4.42m)
 Utility Area
 Garden Room 16'2 (4.93m) x 12'7 (3.84m) narrowing to 8'7 (2.62m)
 Cloakroom
 Boiler Room

BASEMENT

Cellar 19'5 x 13'4 (5.92m x 4.07m)

SPLIT LEVEL FIRST FLOOR

Landing
 Main Bedroom 22'6 x 13'0 (6.86m x 3.97m)
 En-Suite Bath/Shower Room 12'8 x 11'2 maximum (3.86m x 3.41m)
 Bedroom 5 17'3 up to fitted cupboard (5.26m) x 10'7 (3.23m) narrowing to 8'1 (2.47m)
 Jack & Jill Bathroom 14'5 x 4'5 (4.40m x 1.35m)
 Bedroom 4 16'9 x 12'3 (5.11m x 3.74m)

SECOND FLOOR

Landing
 Bedroom 2 18'5 into bay x 14'3 (5.62m x 4.35m)
 En Suite Cloakroom
 Bedroom 3 13'4 x 11'9 (4.07m x 3.58m)
 En-Suite Bathroom 11'7 x 5'1 (3.53m x 1.55m)

OUTSIDE

Wraparound Garden

OUTBUILDING GROUND FLOOR

Double Garage 36'7 (11.16m) x 15'2 (4.63m) narrowing to 14'8 (4.47m)

OUTBUILDING FIRST FLOOR

Annexe Lounge 13'9 (4.19m) x 11'5 (3.48m) narrowing to 8'0 (2.44m)
 Annexe Kitchen 9'4 x 7'7 (2.85m x 2.31m)
 Annexe Bedroom 13'9 x 8'1 (4.19m x 2.47m)
 Annexe Shower Room

£2,000,000

Council Tax Band: G
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 02.10.2023





Travel Information

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|-------------------------|--------------|
| By Road | |
| Sandwich station | 0.6 miles |
| Dover Docks | 12.6 miles |
| Deal | 6.2 miles |
| Canterbury | 13.2 miles |
| Charing Cross | 83.1 miles |
| Gatwick Airport | 87.4 miles |
| By Train from Sandwich: | |
| St. Pancras | 1hr 27 mins |
| Victoria | 1hr 53 mins |
| Charing Cross | 2hrs 10 mins |
| Dover | 22 mins |
| Canterbury | 40 mins |

Leisure Clubs & Facilities

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| Royal St. George's Golf Club | 01304 613090 |
| Prince's Golf Club | 01304 611118 |
| Cinque Port Golf Club | 01304 374007 |
| Sandwich Bay Sailing and Water Ski Club | 07530 857163 |
| Sandwich Bay Sailing Club | 01304 363052 |
| Tides Leisure and Indoor Tennis | 01304 373399 |
| Sandwich Leisure Centre | 01304 614947 |
| Sandwich Bowling Club | 01304 611100 |
| Sandwich Town Cricket Club | 01304 617237 |
| Sandwich Tennis Club | |

Healthcare

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|--------------------------|--|
| Dr Healy and Partners | |
| The Market Place Surgery | |
| The Butchery Surgery | |

Education

Primary Schools:

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|------------------------|--------------|
| Sandwich Infant School | 01304 612228 |
| Sandwich Junior School | 01304 612227 |
| Eastry Primary School | 01304 611360 |
| Worth Primary School | 01304 612148 |
| Northbourne Park | 01304 611215 |

Secondary Schools:

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|---|--------------|
| Sir Roger Manwood's Co-ed Grammar School | 01304 613286 |
| St. Lawrence College, Ramsgate | 01843 572900 |
| Duke of York's Royal Military School, Dover | 01304 245023 |
| Dover College | 01304 205969 |
| Kings School Canterbury | 01227 595502 |
| Kent College | 01227 763231 |
| St Edmunds | 01227 475000 |

Entertainment

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|--------------------------|--------------|
| Empire cinema | 01304 620480 |
| Luigis | 01304 615297 |
| The Brasserie on the Bay | 01304 611118 |
| The Blue Pigeons | 01304 613233 |
| The Bell Hotel | 01304 613388 |
| Blazing Donkey | 01304 617362 |
| George and Dragon | 01304 613106 |

Local Attractions/Landmarks

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| Wingham Wildlife Park | |
| Betteshanger Country Park | |
| Richborough Fort and Amphitheatre | |
| The Guildhall Museum | |
| White Mill Heritage Centre Sandwich | |
| Seal Spotting Trips | |
| Sandwich Town Trail | |
| Sandwich and Pegwell National Nature Reserves | |
| Walmer, Dover and Deal Castles | |
| Salutation House Sandwich | |





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