



Price

£700,000  
Freehold

Johns Green, Sandwich, Kent, CT13

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Sandwich station 1.0 miles  
Dover Docks 13.0 miles  
Deal 6.0 miles



Offering a wealth of space inside and out, this detached house is ideal for a large or growing family. The rear two storey extension has potential to be a self-contained annexe with its own entrance.



A delightful and spacious detached family home

Double garage and gated driveway  
Within a mile of Sandwich train station  
Wonderful rear garden with separate vegetable patch  
Excellent family area with mezzanine/study area above  
Early possession possible as no onward chain





You need to cross the threshold to really appreciate everything this spacious detached family home has to offer with the 'star of the show' being the stunning extension with its own private entrance. The property is set back from the road with access via wrought iron gates and a pathway to the front door, flanked by a front garden. The entrance hall includes a cloakroom, the main staircase and leads to the sitting room and kitchen/breakfast room. This has Amtico flooring and wood units housing appliances with space for a table and chairs while the lounge includes a box bay window and a stone fireplace with a door to the dining room that has French doors to the rear garden and glazed doors to the inner lobby. Additional glazed doors lead to the utility room, a cloakroom, access to the garage, a separate external entrance and a brick archway to the extension with its awe-inspiring, dual aspect, partially double height family area featuring a brick wall, bookshelves, fireplace, sliding doors to the terrace and automatic Velux windows. An oak spiral staircase leads up to a galleried mezzanine/study area, the main bedroom

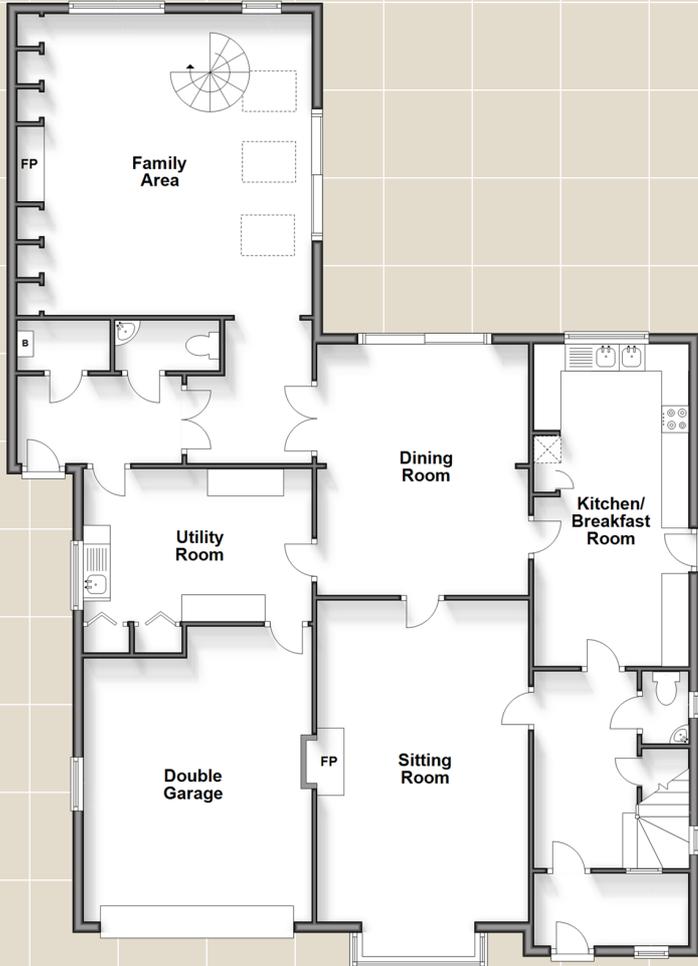
with an en suite bathroom and dressing area and access to a balcony. There are three further double bedrooms, the family bathroom and the main staircase. The rear garden is surrounded by high hedging and shrub borders, a lawn and vegetable beds. While the front driveway can accommodate two cars and leads to the garage with automatic doors.

## What the owner says...

"I have lived in this house for more than 40 years and it has been a wonderful home but it is now time to downsize. During our time here we created the extension and updated the house. The location is ideal as the property backs onto farmland and is in a delightful cul-de-sac on the outskirts of Sandwich yet is only a mile from Sandwich station and has easy road access to Deal, Dover, Canterbury and the Thanet towns. The medieval Cinque Port town of Sandwich includes hotels, restaurants and individual shops as well as three delightful churches. There are nearby Championship links golf courses while for sailors there is the Sandwich Marina and the Sandwich Sailing and Motorboat Club. There is the excellent Sir Roger Manwood's grammar school as well as grammar schools in Dover and numerous excellent private schools in the surrounding areas."

**Ground Floor**

Approx. 159.1 sq. metres (1712.1 sq. feet)



**First Floor**

Approx. 121.7 sq. metres (1309.7 sq. feet)



For directions to this property please contact us.

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

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