The Tower

4 Guestling Mill Court, Strand Street, Sandwich, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

An imaginative home created from the conversion of a handsome 19th century mill with fabulous views

An impressive and unique home providing flexible and characterful accommodation over several floors giving increasingly spectacular views over the river, countryside and town. Imaginative use of space and original features has created a dramatic yet comfortable home with well-appointed accommodation in the heart of the medieval town, near to local amenities and the station.

- **3 RECEPTION ROOMS**
- **5/6 BEDROOMS**
- **4 BATHROOMS**
- **GARAGE AND PARKING**
- **GARDEN**
- **FREEHOLD**
- **TOWN CENTRE**
- **3,429 SQ FT**
- **GUIDE PRICE £795,000**

The property

The Tower is the major part of a former corn mill set on the banks of the Stour. Set within a conservation area, the building is thought to have had connections to the local brewery that brought ale to the town.

Considered a fine example of a 19th century industrial building, The Tower now offers more than 3,400 sq ft of accommodation. The current owners have completed a programme of work to provide an impeccably presented and well-functioning home. This unusual townhouse is full of style and character and gives a unique perspective over its surroundings from each level up to the roof terrace which sits atop.

Double doors open to a reception hall off which is a cloakroom. The family room is a stunning space with a barrelled ceiling and a beautifully crafted custom steel spiral staircase depicting hop vines and charming woodland creatures. The neatly fitted kitchen/ breakfast room has traditionally styled units, wooden work surfaces, space for a table or island, and French doors to the garden.

The bespoke spiral staircase arrives at a large sitting room with a stove and doors opening to a Juliet balcony. Steps rise to a fitted mezzanine library with a continuation of the custom balustrades. A tall window looks to the river. This level is split and there is second cloakroom as well as a study.

The second floor provides a utility/laundry room, a principal bedroom with en suite shower room, and a double bedroom with en suite shower room. Three further bedrooms, one with en suite shower room, and a family bathroom can be found on the third floor.

A spacious room on the top floor has a vaulted ceiling and exposed beams, and is a flexible space, providing a wonderful, tucked away study or relaxation area. A substantial ladder and hatch give access to the viewing deck.

Outside

Guesting Mill is set behind a stone wall and is approached over a forecourt, part of which is owned, and a parking space.

The well-maintained garden has been landscaped to provide areas of level lawn bordered by well-stocked shrub beds, an ideal environment for entertaining and al fresco dining.

To the rear of the garden, a gate provides access to parking for several cars and there is a tandem garage.

Location

Set on the River Stour and one of the finest medieval Cinque Port towns in England, Sandwich is a prosperous town with independent specialist and high street shops, pubs, restaurants, cafés and primary and secondary schooling. Nearby Deal, and the shopping centre and cinema at Westwood Cross, offer a wide range of amenities, while Canterbury and Dover both offer extensive facilities.

Sandwich is ideal for the keen golfer with three local championship courses, including Royal St George's, together with wonderful walking routes and lovely sandy beaches nearby.

Transport links are excellent: Sandwich station offers High Speed trains to London St Pancras from around 90 minutes whilst the A256 dual carriageway links to the A2/M2 and M20/A20 and the wider motorway network. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Distances

- A256 (Sandwich Bypass) 0.7 mile
- Deal 6.4 miles
- Westwood Cross Shopping Centre 8.1 miles
- Canterbury 13 miles
- Dover 13.2 miles
- Central London 81.1 miles

Nearby Stations

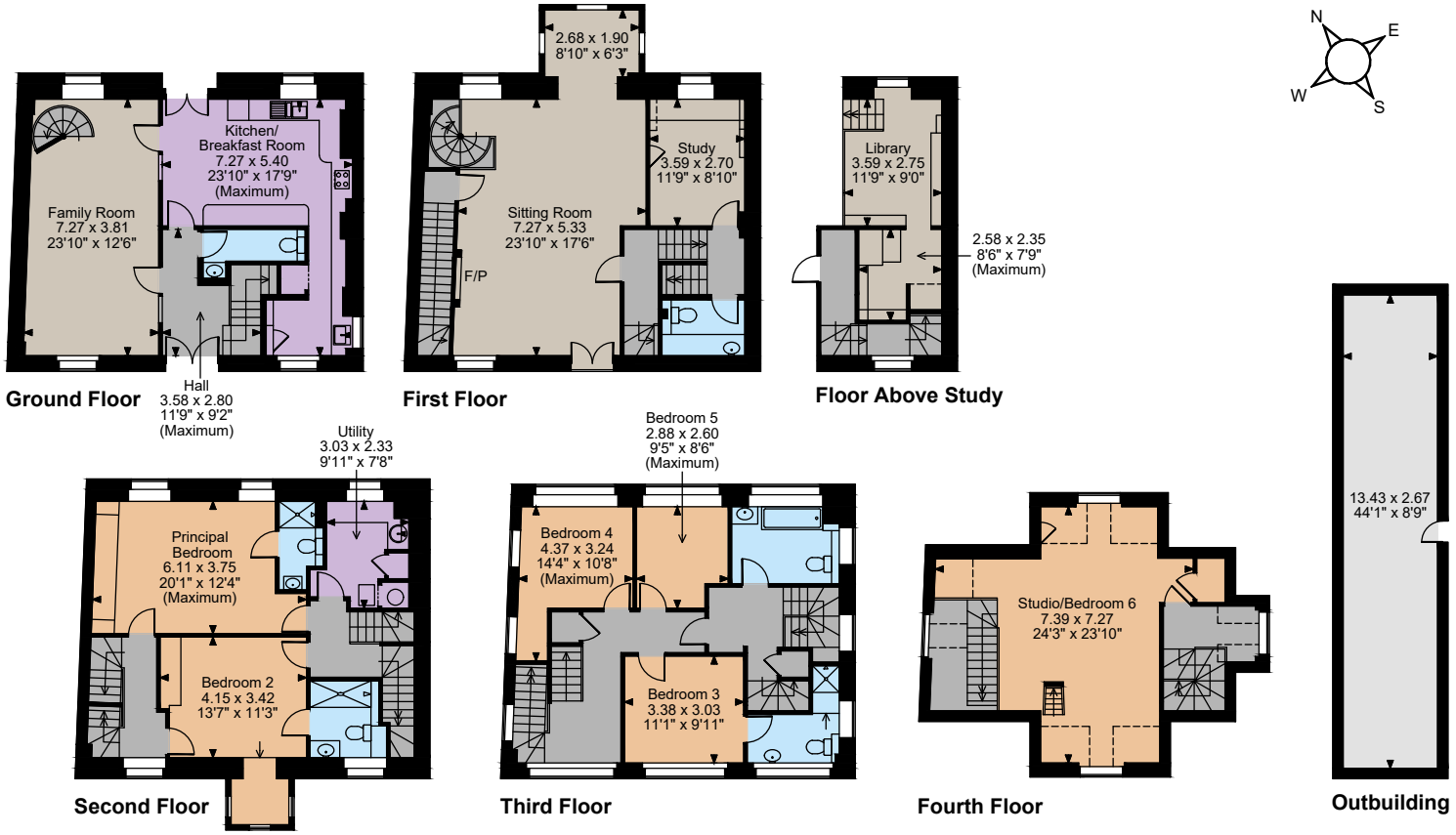
- Sandwich
- Thanet Parkway
- Deal

Key Locations

- Gazen Salts Nature Reserve
- Sandwich Old Town Walls
- Sandwich Guildhall Museum
- Sandwich Bay Beach
- Richborough Roman Fort
- Sandwich Sailing & Motor Boat Club
- Princes Golf Club
- The Royal St George's Golf Club

Nearby Schools

- Sandwich Infant and Junior Schools
- Sir Roger Manwood's School
- Sandwich Technology School
- Worth Primary School
- Eastry CofE Primary School
- Northbourne CofE Primary School
- Northbourne Park School
- Minster CofE Primary School
- Ash Cartwright and Kelsey CofE Primary School
- St Faith's at Ash School



The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

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Floorplans

Main House internal area 3,429 sq ft (319 sq m)
Outbuilding internal area 386 sq ft (36 sq m)
Total internal area 3,815 sq ft (354 sq m)
For identification purposes only.

Directions

CT13 9HN

what3words: ///blackmail.daunting.towns - brings you to the driveway

General

Local Authority: Dover District Council

Services: All mains services; gas heating

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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