The Maltings

Delf Street, Sandwich, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

An elegant home in a secluded town centre location with a one bedroom cottage and gated parking.

A well-appointed property providing a flexible home with secondary accommodation and extensive parking, together with garaging and part walled garden. Situated at the heart of the medieval Cinque Port town, close to the River Stour, town centre amenities and the train station.

- **3 RECEPTION ROOMS**
- **3 BEDROOMS 3 BATHROOMS**
- **1 BEDROOM COTTAGE**
- **DOUBLE GARAGE/ DRIVEWAY**
- **WALLED GARDEN**
- **FREEHOLD**
- **TOWN CENTRE**
- **2,836 SQ FT**
- **GUIDE PRICE £1,100,000**

The property

The Maltings is an elegant home situated in a tucked away position in the heart of picturesque Sandwich.

As well as providing comfortable accommodation, the property benefits from excellent parking and a private garden, both highly coveted in this location. The bright, generous spaces create a gracious house to accommodate day-to-day living and entertaining.

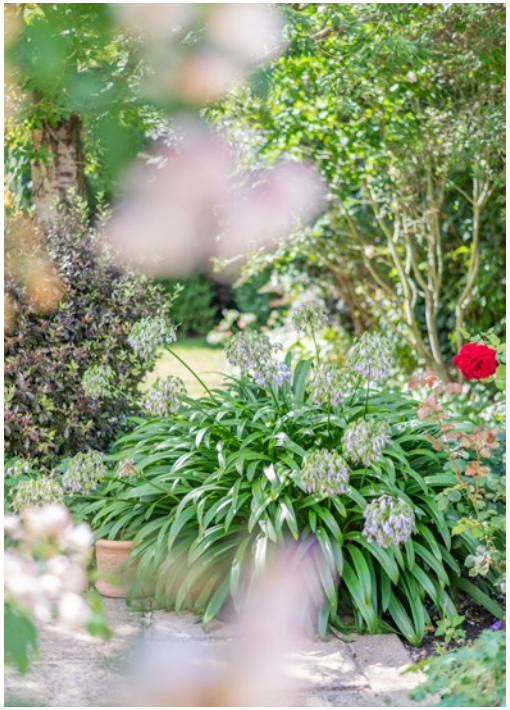
Within a symmetrical façade the front door opens to a splendid double-height hallway with a galleried landing. From this impressive entrance the reception rooms are set to the back pf the house overlooking the garden. The sitting room enjoys windows across the back allowing excellent natural light and is double aspect with French doors; a fireplace with a wood-burning stove provides a focal point. Similarly, the dining room has tall windows and is well placed adjacent to the kitchen which, in turn, has plenty of space for a table and is fitted with a range of wooden units. Across a useful yard is a generous utility room.

A good study with fitted bookshelves sits to the front of the house and there is a cloakroom.

The well-appointed bedroom accommodation offers flexibility. The principal bedroom suite has an en suite bathroom and a dressing room and, in common with bedroom 2, has twin French doors opening to a balcony overlooking the garden. There is a shower room and good fitted storage. The remaining bedroom is on the ground floor also with an en suite shower room and fitted wardrobes, an arrangement which provides an accessible option or perhaps a comfortable guest room.

Maltings Cottage

Set across the courtyard to the front of the house is Maltings Cottage, which provides excellent secondary accommodation for guests or family. The property comprises a sitting room, kitchen, bedroom and shower room. There is a sheltered patio off the kitchen.



Outside

The Maltings is approached through double wrought iron gates set between high brick walls leading to ample parking to the front of the house and garage.

The secluded part-walled garden to the rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds and mature trees. A terrace behind the house is accessible from the sitting room and provides a sheltered space for entertaining and al fresco dining.

The balcony provides a charming vantage point overlooking the garden.

Location

The Maltings sits in the Conservation Area at the heart of the ancient Cinque Port town of Sandwich, close to the River Stour and Gazen Salts Nature Reserve. One of the finest medieval towns in England, Sandwich provides independent and high street shopping, pubs, restaurants, cafés and cultural attractions, together with a good range of primary and secondary schooling in both state and private sectors.

Nearby Deal and the shopping centre and cinema at Westwood Cross offer further amenities, while Dover and Canterbury both offer extensive facilities. The area has three championship golf courses including 'The Open' course at Royal St. George's. There is wonderful walking in all directions from the town, and lovely sandy beaches within easy reach.

Transport links are excellent: Sandwich station offers regular services to London, the A256 dual carriageway links to the A2/M2 and M20/A20 and the Channel Ports.

Distances

- Sandwich High Street 0.3 mile
- A256 (Eastry Bypass) 1.4 miles
- Deal 6.2 miles
- Westwood Cross 8.4 miles
- A2 (Boughton Bypass) 9.3 miles
- Canterbury 13.1 miles
- A20/M20 junction 17.2 miles
- Dover 21.4 miles
- M2 (Junction 7) 26.4 miles
- London City Airport 71.7 miles
- London Gatwick Airport 78.3 miles
- Central London 80.9 milesngDescValue

Nearby Stations

- Sandwich (London St Pancras from 88
- minutes)
- Minster
- Deal

Key Locations

- Gazen Salts Nature Reserve
- Richborough Roman Fort & Amphitheatre
- Sandwich Bay Beach
- Princes Golf Club
- The Royal St. George's Golf Club
- Sandwich Quay

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.
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Floorplans

Main House internal area 2,402 sq. ft (223 sq. m)
Garage internal area 292 sq. ft (27 sq. m)
Annexe internal area 434 sq. ft (40 sq. m)
Balcony external area = 241 sq. ft (22 sq. m)
Total internal area 3,128 sq. ft (291 sq. m)
For identification purposes only.

Directions

CT13 9HB
what3words: ///crouch.circulate.nurses - brings you to the property

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: House - Band F; Cottage - Band C
EPC Rating: House - D; Cottage - 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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