



Barbican House

13 High Street, Sandwich, Kent



HIGH ST



A distinguished Grade II listed property offering stylish accommodation in the heart of historic Sandwich

A handsome period house combining elegant styling and rustic charm in the heart of Sandwich. Located on the town's High Street with easy access to independent retailers, restaurants, and cafés, the property occupies a highly sought-after position, while the beautiful Kent coastline and outstanding links golf courses are also within easy reach.



4 RECEPTION ROOMS



3 BEDROOMS



**1 BATHROOM
1 CLOAKROOM**



ON-STREET PARKING



PATIO GARDEN



FREEHOLD



TOWN



1,649 SQ FT



**GUIDE PRICE
£665,000**



The property

Barbican House is a fine Grade II Listed house with three bedrooms, situated in the heart of historic Sandwich. The property sits within the town's conservation area, surrounded by other character homes and buildings, and a short distance to plenty of well-regarded pubs and restaurants. The home features splendid original features, combined with elegant styling and fittings that enhance the overall character of the home.

The property has a welcoming entrance hall with the two main reception rooms set either side at the front of the ground floor. The comfortable family room has a grand, brick-built fireplace, which retains its original timber lintel and is fitted with a wood-burning stove. There is also elegantly appointed formal sitting room with built-in cupboard storage and an open fireplace.

A study area can be found off the family room, featuring an original Georgian safe. There is painted wooden flooring and exposed brickwork to the

stairwell, while the reception hall also provides space for a family dining table.

To the rear of the ground floor, the kitchen has original flagstone flooring and is fitted with a range of modern Shaker-style units, together with a split butler sink and a range cooker. Beyond the kitchen there is a breakfast nook and tastefully finished utility/cloakroom.

A turned staircase leads from the rear hallway to the first-floor landing, off which there are three well-appointed bedrooms. These include the generous principal bedroom with its panelled walls, chandelier light fitting, open fireplace and dressing room.

The two additional bedrooms both feature painted timber-clad walls, while the first floor also has a family bathroom with a bathtub, a pedestal washbasin with storage under, and a rainfall shower.







Outside

The house sits on the High Street, a charming one-way lane lined with historic buildings. There is on-street parking available along one side of the High Street in marked bays. With its handsome front door, the house opens directly onto the High Street.

To the rear there is a private walled patio garden which is paved and features border beds and space for various pot plants, creating a peaceful oasis in the heart of the town. There is ample space for al fresco dining.

Location

The property is situated 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

- A256 (Eastry Bypass) 1.5 miles
- Deal 6 miles
- Westwood Cross 7.3 miles
- Canterbury 12.3 miles
- Port of Dover 13.7 miles
- Eurotunnel 24 miles
- Central London 76.4 miles
- London Gatwick Airport 78.1 miles

Nearby Stations

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

Key Locations

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

Nearby Schools

- Local infant and junior schools in Sandwich and surrounding villages
- Northbourne Park School
- St Faith's at Ash School
- Sir Roger Manwood's School
- Canterbury Grammar Schools
- Kent College
- St Edmund's School, Canterbury
- The King's School, Canterbury









Ground Floor

First Floor

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

House internal area 1,649 sq ft (153 sq m)

For identification purposes only.

Directions

CT13 9EB

what3words: ///series.cubs.hushed - 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: Band D

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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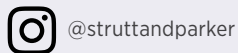
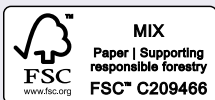
Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com

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