37 High Street
Sandwich

Strutt & Parker

Land and property. Since 1885.

4,115 sq ft (382 sq m) | Freehold
3 reception rooms | 6 bedrooms and 3 bathrooms
Private walled garden | Detached garage with loft room over

Guide price £995,000

A grand Grade II listed period townhouse featuring elegant architectural details, striking sash windows, and a walled garden, offering an exceptional opportunity for modernisation within the historic heart of Sandwich.

Occupying a prominent position within a historic and highly sought-after Kentish market town, this substantial period townhouse offers versatile accommodation arranged over three principal floors. Showcasing handsome brick elevations, traditional sash windows, and a classic pillared entrance, the property retains a wealth of charming architectural features while presenting an exciting opportunity for sympathetic modernisation.

A grand reception hall immediately sets an elegant tone, featuring decorative archways, high ceilings, and a sweeping staircase, illuminated by striking tall arched windows to the rear. From here, the ground floor branches into the principal reception rooms.

To the right, the magnificent sitting room and formal dining room both offer grand proportions, large sash windows with original shutters and ornate feature fireplaces, while a dedicated study provides an ideal quiet workspace and access to the rear garden.

The bright kitchen features sleek white cabinetry, integrated appliances, and a tiled floor, supported by an adjoining utility room and a useful cellar below.

Both of the upper floors offer highly flexible family living. The first floor hosts a spectacular principal bedroom with a fireplace and generous dressing room of similar size, which could also be used as a bedroom, alongside a second spacious double bedroom with an en suite bathroom. A family bathroom and a well-proportioned linen room complete the floor.

The second floor provides four further well-proportioned bedrooms and an additional bathroom, offering ample space for family and guests.

To the rear, the property enjoys a delightfully private walled garden. A paved terrace provides an ideal space for al fresco dining, leading to a well-maintained lawn bordered by mature climbing plants, established shrubs, and a magnificent copper beech tree.

A covered passage provides practical external storage and access to a substantial detached garage building at the rear. Complete with a large loft space, the garage affords extensive parking and excellent workshop potential.

Location

The property is situated in the heart of the historic Cinque Port town of Sandwich, one of Kent's most picturesque and well-preserved medieval settlements. The town is renowned for its cobbled streets, period architecture and riverside walks along the River Stour, together with a wide range of independent shops, cafés and pubs. Local amenities include everyday shopping and leisure facilities, as well as the highly regarded Sir Roger Manwood's School, one of Kent's leading grammar schools. Well-regarded independent schools within the wider area include St Edmund's School Canterbury, The King's School Canterbury and Kent College Canterbury.

The surrounding area offers a wealth of coastal and countryside attractions, with the seaside town of Deal and the cathedral city of Canterbury both within easy reach, while Dover provides additional amenities and cross-Channel services. For leisure, the area is particularly well known for its world-class golf, including the nearby Royal St George's Golf Club.

Transport connections are excellent, with rail services from Sandwich providing links to London via High Speed 1, reaching St Pancras International in around 1 hour 45 minutes. The A256 and A2 connect to the wider motorway network, ensuring convenient road access across Kent and beyond.

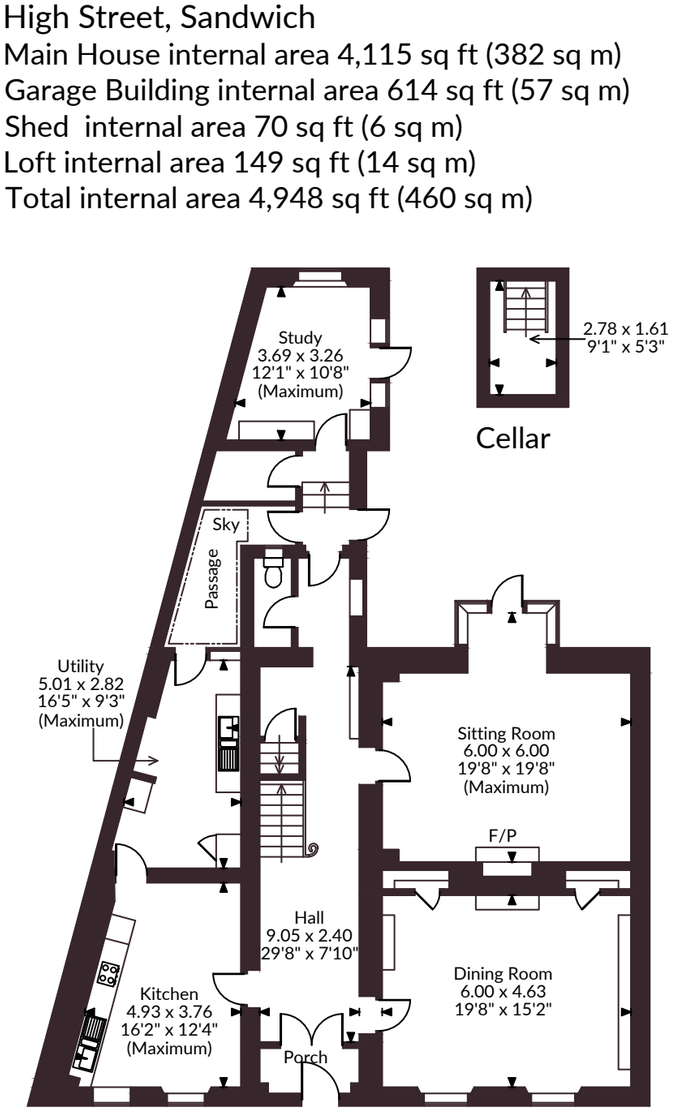
Postcode region: CT13

General

Local Authority: Dover District Council
Services: All mains services; gas heating.
Council Tax: Band G
EPC Rating: D
Planning: Prospective purchasers should make their own enquiries of Dover District Council
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

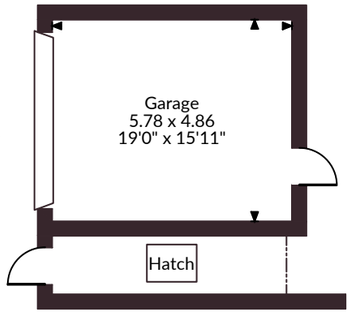
High Street, Sandwich

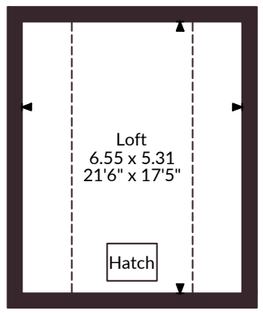
Main House internal area 4,115 sq ft (382 sq m)
Garage Building internal area 614 sq ft (57 sq m)
Shed internal area 70 sq ft (6 sq m)
Loft internal area 149 sq ft (14 sq m)
Total internal area 4,948 sq ft (460 sq m)



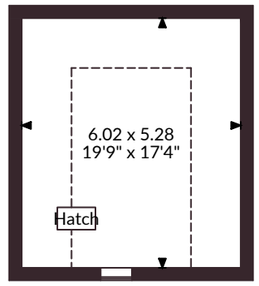
Ground Floor

Cellar

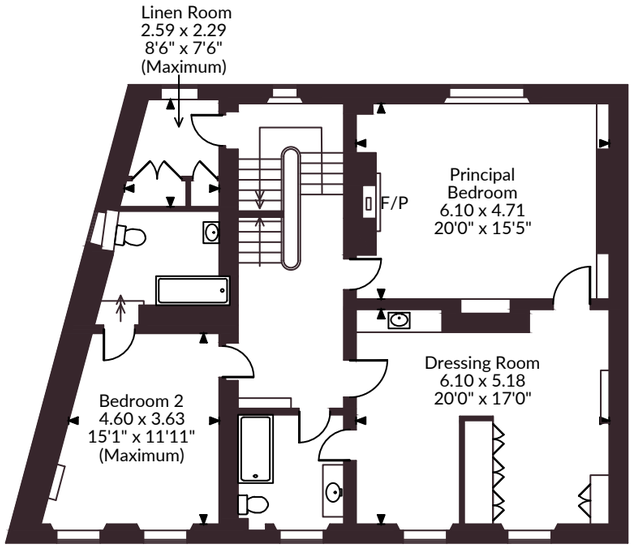




Loft Above Garage

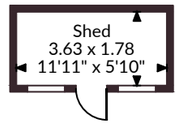


Loft



First Floor

Second Floor



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The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Strutt & Parker Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700 | canterbury@struttandparker.com

@struttandparker struttandparker.com

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