



Oriel House

31 Kings Avenue, Sandwich Bay, Sandwich, Kent



Waterside property

STRUTT  
& PARKER

BNP PARIBAS GROUP



## A grand and contemporary home in the Georgian style, moments from the sea and golf courses.

A handsome family home with a collection of elegant and sophisticated rooms with high ceilings and impressive volume, and sash windows allowing an abundance of natural light to flow through the house. Situated in an exclusive coastal setting with the beach and The Royal St George's Golf Course on the doorstep.



**6 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**GARAGING/ DRIVEWAY**



**GARDEN**



**FREEHOLD**



**COASTAL**



**6,131 SQ FT**



**GUIDE PRICE  
£2,250,000**



### The property

Designed and built in 2017, Oriel House is a handsome double-fronted, modern family home, combining contemporary and practical living spaces finished with classical elegance.

The accommodation flows from a considerable, part double-height reception hall, with useful storage and a cloakroom. Reached through double doors from the hall, the rooms to the front comprise a refined dining room with ample space for a large table and a comfortable drawing room featuring a marble fireplace fitted with a wood-burning stove. A study sits alongside the drawing room.

Sitting across the rear aspect, the stylish 39-ft open plan kitchen/dining/sitting room, with parquet flooring, makes for a superb entertainment space with a full wall of bi-fold doors opening to the rear terrace.

The kitchen is fitted with a range of bespoke wall and base units; there is a large central island with breakfast bar and modern integrated appliances. A door from

the kitchen leads to the adjoining fitted utility room, which in turn has access to the side aspect, the integral garage, and the gym/games room. The remaining open-plan space offers a relaxed sitting area with a feature marble fireplace, and room for both dining and further seating areas.

The part-galleried first floor landing leads to the principal bedroom with French doors opening to a private balcony. The room benefits from a fitted dressing room and an en suite bathroom with fireplace and a freestanding bath. There are four further double bedrooms on this level, two with fitted dressing rooms and en suite shower rooms. There is also a stylish family bathroom, also with a freestanding bath.

The second floor offers a further double bedroom with a useful second cloakroom. There is a vaulted cinema room, a games room, and a walk-in storage room. Numerous sky lanterns flood this upper level with natural light.





































## Outside

Having a classic Georgian-style facade, the property is approached over a block-paved side driveway providing private parking and giving access to the integral double garage and continuing past the house, through double gates, to a large 34ft outbuilding with bi-fold doors, ideal for use as further garaging, a home office or conversion to a self-contained annexe, subject to any necessary consents.

The well-maintained garden to front and rear is laid mainly to lawn bordered by topiary and hedging and to the rear features a garden shed, swim spa/jacuzzi and paved terrace accessible from the kitchen/sitting/dining room. The whole is ideal for entertaining and al fresco dining.

## Location

Just minutes from the beach, the property is set within the exclusive Sandwich Bay Estate to the south of the medieval Cinque Port of Sandwich. The bay adjoins three world famous golf courses, The Royal St George's, Prince's and Royal Cinque Ports Golf Club.

Sandwich provides independent and high street shopping, pubs, restaurants, cafés and well-regarded primary and secondary schooling. Deal and the shopping centre and cinema at Westwood Cross offer a wide range of amenities, while Canterbury and Dover both offer further extensive facilities.

Transport facilities include a local railway station with High-Speed connections to London and the A256 dual carriageway that links to the A2/M2 and M20/A20 at Dover. The Channel Ports provide connections to the Continent and Ashford International station can also be accessed via the M20, the latter offering the High Speed service to London St Pancras from 36 minutes.

## Distances

- Sandwich Bay Cove 0.3 mile
- Sandwich 2.4 miles
- Deal 3.7 miles
- Westwood Cross Shopping Centre 9.2 miles
- Dover 12.1 miles
- Canterbury 14.3 miles
- Ashford International 33.5 miles

## Nearby Stations

- Sandwich
- Thanet Parkway
- Deal
- Walmer

## Key Locations

- Gazen Salts Nature Reserve
- Sandwich Old Town Walls
- Sandwich Guildhall Museum

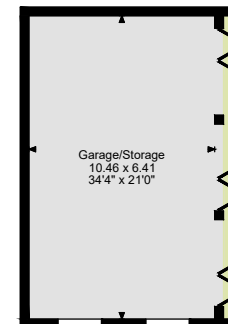
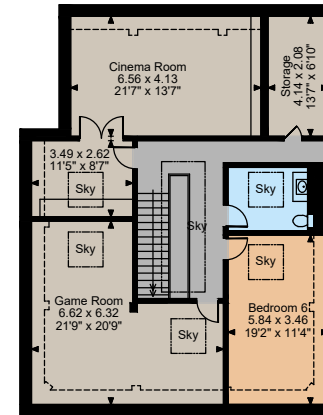
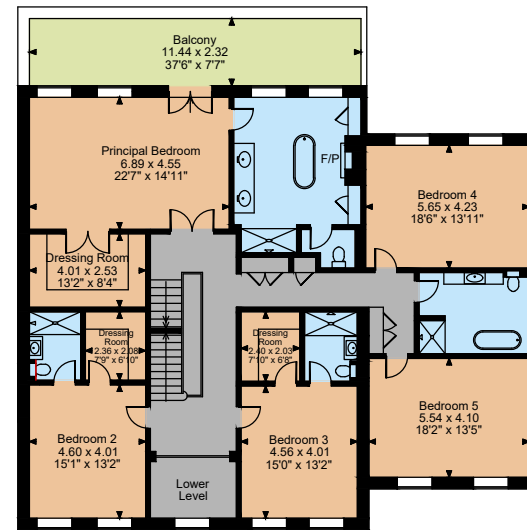
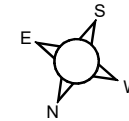
- Richborough Roman Fort
- Sandwich Bay Bird Observatory
- Sandwich Bay Beach
- Sandwich Sailing & Motor Boat Club
- Princes Golf Club
- The Royal St. George's Golf Club
- Sandwich Lawn Tennis Club
- Royal Cinque Ports Golf Club
- Sandwich Quay

## Nearby Schools

- Warden House Primary
- Sandwich Infant and Junior Schools
- Eastry CofE Primary School
- Northbourne CofE Primary School
- Northbourne Park
- St Faith's at Ash
- Sir Roger Manwood's School
- Sandwich Technology College
- St Lawrence College







## Floorplans

Main House internal area 6,131 sq ft (570 sq m)

Garages internal area 1,138 sq ft (106 sq m)

Shed internal area 77 sq ft (7 sq m)

Total internal area 7,346 sq ft (682 sq m)

For identification purposes only.

## Directions

CT13 9PH

**what3words:** ///december.headstone.captions - brings you to the driveway

## General

**Local Authority:** Dover District Council

**Services:** All mains services. Gas central heating.

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

**Council Tax:** Band G

**EPC Rating:** B

**Planning:** Prospective purchasers should make their own enquiries of Dover District Council.

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

**Agent's Note:** The Sandwich Bay Estate charges around £260 per annum for security and upkeep of communal areas.

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

□ □ □ Denotes restricted head height

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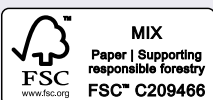
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## Canterbury

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