



1 Millwall Place, Sandwich, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

1 Millwall Place Sandwich, Kent CT13 9BQ

A beautifully presented Grade II listed townhouse with private gardens and garage in the heart of thriving Sandwich

Sandwich station 0.3 mile (London St Pancras from 89 minutes), Deal 5.8 miles, A2 9.5 miles, Dover 12.2 miles, Canterbury 15.1 miles, M2 (Junction 7) 25 miles

Entrance hall | Sitting room | Kitchen/dining room | Storage area | Principal bedroom with en suite bathroom | 4 Further bedrooms (3 en suite) | Garden | Garage | EPC rating D

The property

1 Millwall Place is a striking 16th-century property offering over 1,700 sq ft of attractive accommodation arranged over three airy floors, combining an abundance of retained period charm with chic contemporary styling. The home also benefits from a separate garage and driveway and a good-size landscaped garden.

The welcoming entrance hall, with patterned tiled flooring and column radiator, opens to a charming front-facing sitting room with a wide sash window, ceiling beams and an inglenook fireplace. From here, the accommodation flows through to the turned stairway and into the 19 ft open-plan kitchen/dining room.

The kitchen/dining room has half wood-panelled walls, wide wooden floorboards, a variety of tasteful modern cabinetry and worksurfaces, a butler sink with copper tap and various integrated appliances, along with a characterful fireplace with eye-catching paisley porcelain tiles and a wood-burning stove. A bay window with French doors opens to the rear terrace, where there is ample space to dine and enjoy the peaceful aspect.

Five well-presented bedrooms are arranged over the first and second floors, four of which benefit from sleek en suite facilities, including the principal bedroom, with its luxurious bathroom and fitted wardrobes.

Outside

The property benefits from a versatile enclosed side access space leading from the front of the house to the garden, ideal for storage. There is an area of private parking to the rear of the garden giving access to the adaptable detached garage.

The beautifully arranged stepped rear garden comprises a generous paved patio beside the home with bamboo, followed by a gravelled terrace with mature shrubs and trees, raised timber beds and a large lawned area, all surrounded by modern slatted fencing and handsome original red brick walls.

Location

Long held as one of the finest medieval towns in England, Sandwich has all that one would expect of a thriving and prosperous town, and the property has easy access to a wide range of shops, schools and cultural attractions, both locally and in the nearby towns of Deal and Canterbury.

Being close to the coast and Pegwell Bay National Nature Reserve, there is ample scope to enjoy the surrounding area. There are numerous quality golf courses close by, including Royal St George's.

The local station offers High-Speed connections to London, and the A256 joins the A2/M2 and M20/A20 at Dover. There is good access to the Continent via the Port of Dover and Eurotunnel.





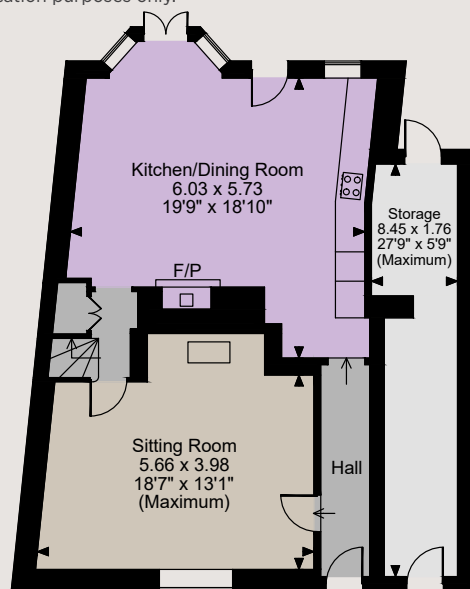




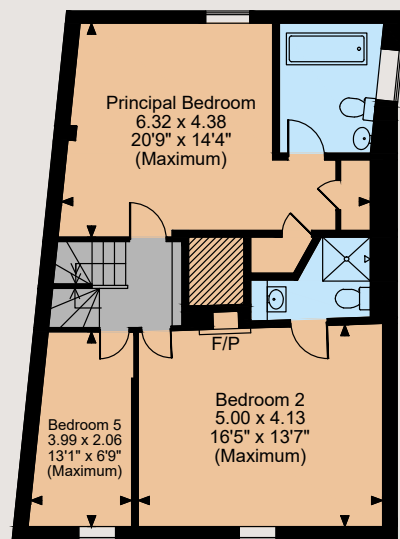




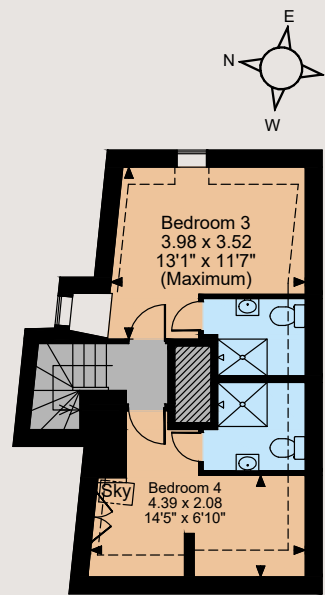
Millwall Place, Sandwich.
Main House internal area 1,751 sq ft (163 sq m)
Garage internal area 201 sq ft (19 sq m)
Storage internal area 144 sq ft (13 sq m)
Total internal area 2,096 sq ft (195 sq m)
For identification purposes only.



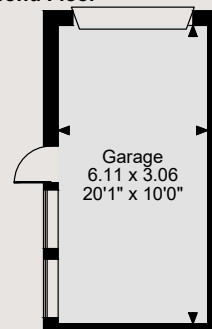
Ground Floor



First Floor



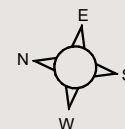
Second Floor



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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8590126/SS



Directions

Direction From Canterbury: Leave on the A257, passing through Littlebourne and Wingham. At the roundabout, take the 2nd exit onto Ash Road (signposted Sandwich). Bear left and continue onto Strand Street. At the T-junction, turn right onto High Street, then continue forward onto The Chain. 1 Millwall Place will be found on the left at the junction with The Chain and Galliard Street.sValue

General

Local Authority: Dover District Council

Services: All mains services; gas heating

Council Tax: Band E

Tenure: Freehold

Guide Price: £750,000

Canterbury

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

01227 473700

canterbury@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited