



# Rose Cottage

38 New Street, Sandwich, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An outstanding and rare home in the heart of Sandwich

An elegant, detached period home set well back within walled gardens with a drive and parking, all rarely found together in a location just yards from the town centre.



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**GARAGE/ DRIVEWAY**



**WALLED GARDEN**



**FREEHOLD**



**TOWN**



**2,431 SQ FT**



**GUIDE PRICE  
£1,650,000**



### The property

Rose Cottage is an exquisite Grade II listed home in the heart of picturesque Sandwich. Behind a handsome wisteria laden Georgian façade, and set within a beautiful walled garden, the house provides elegant accommodation. Perhaps the most coveted feature of the property is the gated driveway with garage and ample parking, a configuration rarely - if at all - available in this location. Rose Cottage has much to commend it and is amongst the most admired properties in the town.

The front door opens to the staircase hall. Bright well-proportioned rooms on either side provide a dining room and a kitchen. The handmade deVOL kitchen has a timeless style with painted solid wood cabinetry and brass handles. Two sash windows flood the space with light, and there is ample room for a good-sized table. The dining room has wooden floors and double doors open to the drawing room.

The drawing room is a sophisticated and generous room with large windows and a wide window seat overlooking the garden. Adjacent to this is a sitting room, providing a separate space in which to relax. The rooms combine well with a good relationship to the garden so as to provide comfortable spaces to enjoy day-to-day, as well as providing a fabulous setting for entertaining. Doors open to the terrace and there is a cloakroom and wine store beyond.

Upstairs the well-appointed bedroom accommodation offers a very civilised and well-balanced arrangement of three double bedrooms and three bathrooms. All the rooms enjoy plenty of light through the large sash windows. The principal bedroom - with a dressing room and en suite with separate shower and bath - has views over the garden.









Annoying the cook will  
result in smaller portions







## Outside

Rose Cottage is approached via double gates and set well back behind a brick wall and established yew hedging. The gravelled driveway provides parking for several cars in front of the house and garage.

The front garden affords the house generous surroundings set well back from the street. A path leads to the house and the remainder is laid to lawn with a mature silver birch tree.

Behind the house, a terrace provides a sheltered spot for a table and chairs and alfresco dining. The walled garden is a peaceful sanctuary and is full of structure with clipped box and yew and established trees and planting providing a beautiful and fitting backdrop for the house.

A further terrace is tucked away behind yew columns giving another space in which to enjoy the surroundings.

## Location

The property 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 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

- Deal 6 miles
- Ramsgate 7.5 miles
- Broadstairs 9.5 miles
- Margate 9.7 miles
- Canterbury 12 miles
- Dover 13 miles

## Nearby Stations

- Sandwich
- Thanet Parkway
- Minster
- Deal

## Key Locations

- Gazen Salts Nature Reserve
- Sandwich Old Town Walls
- Sandwich Guildhall Museum
- Sandwich Bay Beach
- Richborough Roman Fort

- Sandwich Sailing & Motor Boat Club
- Princes Golf Club
- The Royal St George's Golf Club

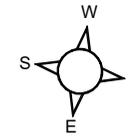
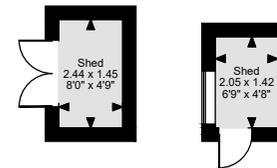
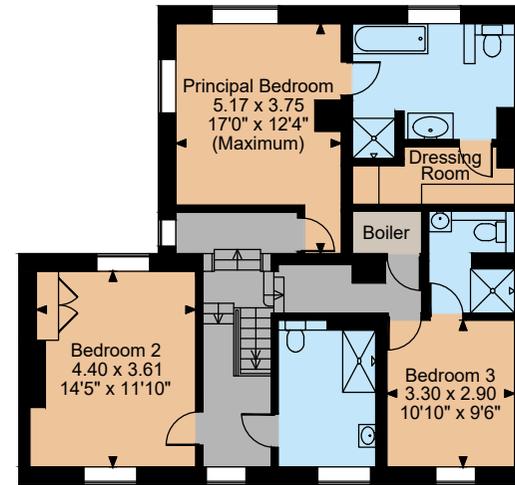
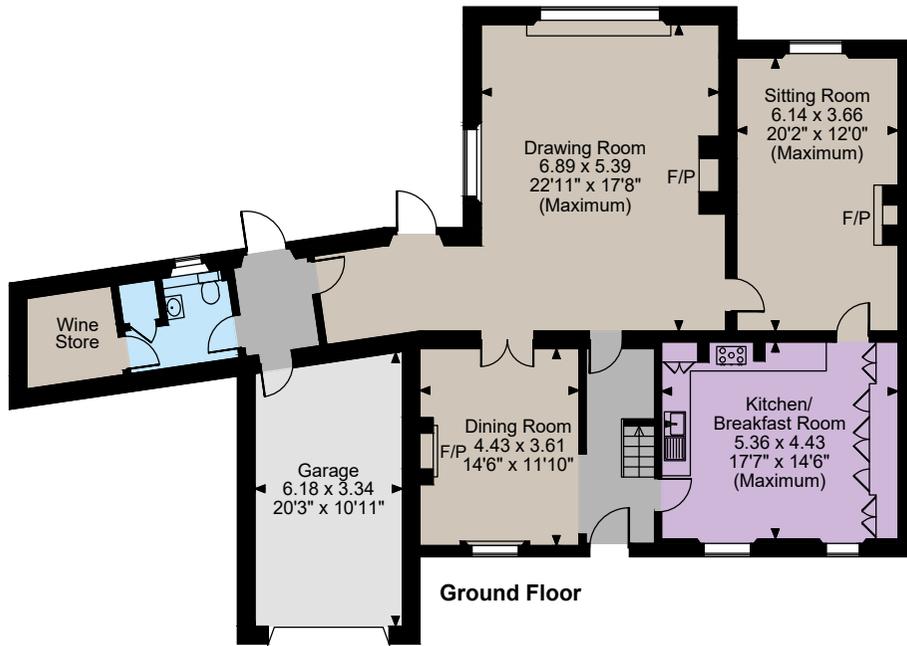
## Nearby Schools

- 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 2,431 sq ft (226 sq m)  
 Garage internal area 213 sq ft (20 sq m)  
 Sheds internal area 69 sq ft (6 sq m)  
 Total internal area 2,713 sq ft (252 sq m)  
 For identification purposes only.

### Directions

CT13 9AB

**what3words:** ///done.routines.cement - brings you to the driveway

### 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 F

**EPC Rating:** D

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

## Canterbury

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

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