



Sandilodge

59 New Street, Sandwich, Kent










FIFTY NINE

STRUTT
& PARKER

BNP PARIBAS GROUP

A sophisticated family home set in the heart of the medieval town

A distinctive contemporary home offering dramatic living spaces and a tranquil oasis thoughtfully designed to nestle within its environment and to enjoy private walled gardens.

 2-3 RECEPTION ROOMS	 4 BEDROOMS	 3 BATHROOMS CLOAKROOM
 PARKING AREA	 WALLED GARDEN	 FREEHOLD
 TOWN	 2,537 SQ FT	 GUIDE PRICE £1,400,000



The property

Sandilodge is a stunning home tucked away in the heart of the sought-after town of Sandwich.

Thoughtfully designed and constructed in 2016, the building has a pleasing industrial style which blends with its surroundings and provides fantastic living and entertaining space. The house has a sophisticated, understated yet luxurious feel throughout, providing an ease of living and a sanctuary within this historic town.

The front door opens to a Crittall style glazed lobby giving separation but also the immediate impact of the vaulted reception room. An industrial style metal roof truss and a suspended central fireplace give dramatic effect and volume to this superb space. Tall windows and doors to the rear elevation look out to the garden and open to a generous terrace and the garden.

The open plan arrangement flows through to the kitchen and garden room beyond, giving a flexible arrangement. The kitchen is fitted with sleek units across the back wall and a large island. The garden room provides plenty of space for a dining table and enjoys a glazed roof and doors opening to the garden. There is also a useful utility room and a cloakroom.

The bedroom accommodation is well appointed with three bedrooms on the first floor, including the principal bedroom with vaulted ceiling and an en suite shower room. There is also a family bathroom with a separate shower and bath. The fourth bedroom is on the ground floor and benefits from an en suite shower room.







Outside

Sandilodge is approached via wooden electric gates opening to a driveway and parking area to the front of the house.

The garden provides a special environment for the property, being nestled along Mill Wall, a section of the historic town wall. It is wonderfully private, walled on all sides and mainly laid to lawn with a generous terrace to the rear of the house, perfectly arranged to provide an extension to the superb space found within.

Location

Sandwich offers a variety of facilities, including well regarded schools and specialist shops. The coast is close by, as are a selection of golf courses.

There is independent and high street shopping, pubs, restaurants, cafés and well-regarded primary and secondary schooling in the local area. 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, and offers the High Speed service to London St Pancras from 36 minutes.



Distances

- Sandwich Bay (2.4 miles)
- Deal (6.8 miles)
- Westwood Cross Shopping Centre (7.6 miles)
- Canterbury (12.5 miles)
- Port of Dover (12.6 miles)
- Ashford International (28 miles)

Nearby Stations

- Sandwich
- Thanet Parkway
- Deal
- Walmer

Key Locations

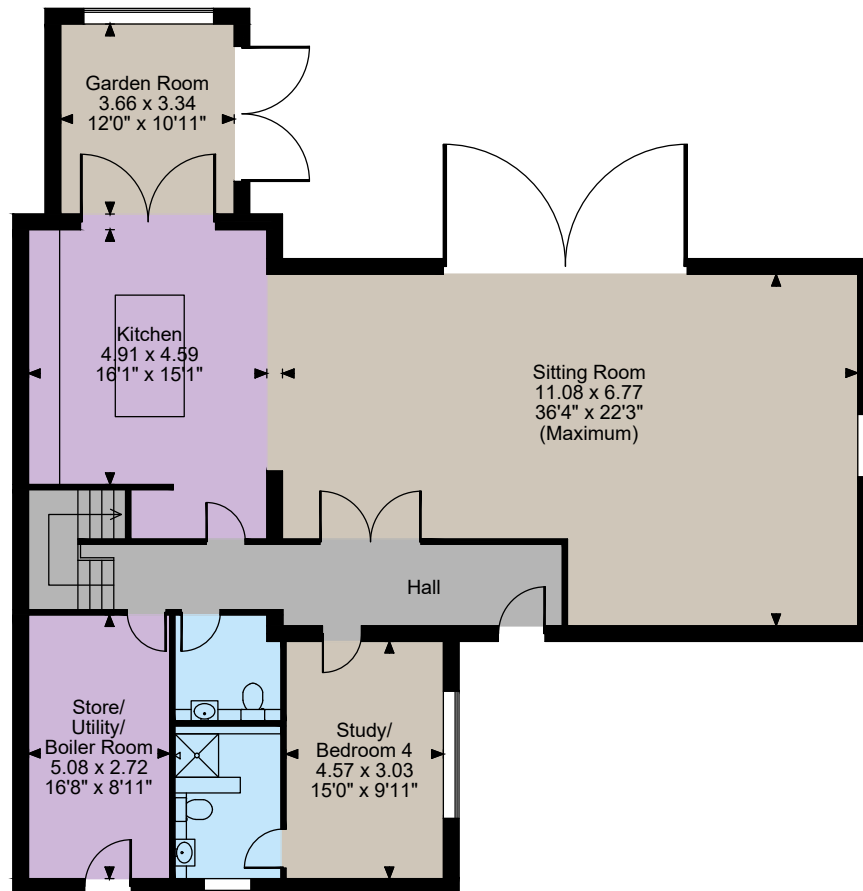
- Gazen Salts Nature Reserve
- Sandwich Old Town Walls
- Sandwich Guildhall Museum
- Richborough Roman Fort
- Sandwich Bay Beach
- Princes Golf Club
- The Royal St. George's Golf Club

Nearby Schools

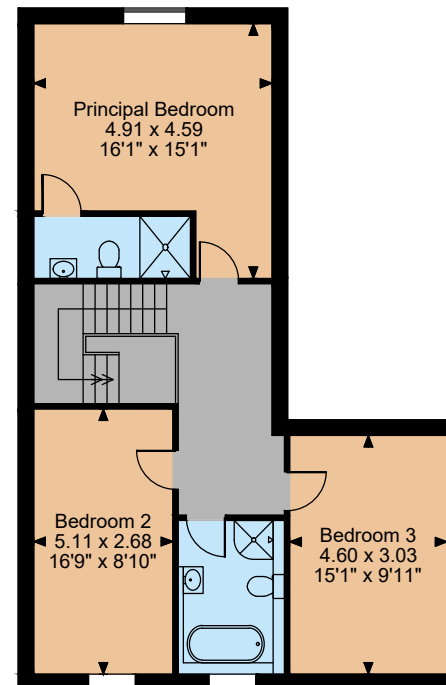
- Warden House Primary
- Sandwich Infant and Junior Schools
- Eastry CofE Primary School
- Northbourne CofE Primary School
- Northbourne Park
- St Faith's at Ash
- Sir Roger Manwood's School
- Sandwich Technology College
- St Lawrence College







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 2,537 sq ft (236 sq m)

For identification purposes only.

Directions

CT13 9BD

what3words: ///triple.warp.premiums 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: To be confirmed

EPC Rating: B

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

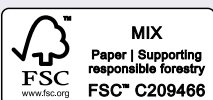
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