

Piers House Sandwich



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2,714 sq ft (255 sq m) | Freehold
4 reception rooms | 5 bedrooms and 3 bathrooms
Walled garden | Garage and parking area

Guide price £1,100,000

An elegant Georgian townhouse providing a refined and comfortable home in the heart of Sandwich.

Piers House is an exceptionally elegant Grade II* listed town house and offers an exciting opportunity to acquire a wonderful home with generous accommodation, an enchanting walled garden and excellent parking in this sought after town. The handsome Georgian façade, with its pedimented entrance, sets the scene for the character and elegance inside, with original wood panelling, marble fireplaces and sash windows.

The front door opens to a versatile arrangement of reception spaces with a spacious reception hall/music room and panelled sitting room/study to the front. To the back of the house the drawing room is dominated by the most wonderful full height sash window which lifts to allow access to the sheltered terrace.

An inner hall with a door to the garden leads to the dining room, well positioned adjacent to the kitchen, which occupies a carefully converted former outbuilding to provide a bright space along the side of the terrace. Filled with natural light from roof lanterns and expansive glazed doors, the kitchen leads through to a practical utility room and external store

On the first floor, there are three generous bedrooms, including the principal bedroom with extensive built-in wardrobes, and a further bedroom benefitting from an en suite shower room, along with two bathrooms. The second floor provides two further double bedrooms.

To the rear, the beautiful walled garden is an enchanting and special feature of the property. Immediately behind the house, a York stone terrace set within the sheltered courtyard provides an extension to the house and an outside room set between the drawing room and kitchen overlooking lawns bordered by mature trees and vibrant perennial beds. A wisteria climbs the rear elevation.

A path journeys through the garden, divided into two areas by clipped yew hedging, to the discreetly located garage at the far end, through which is an excellent parking area (approached from Whitefriars Meadow), a much coveted advantage in the location.

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 Gaze 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.

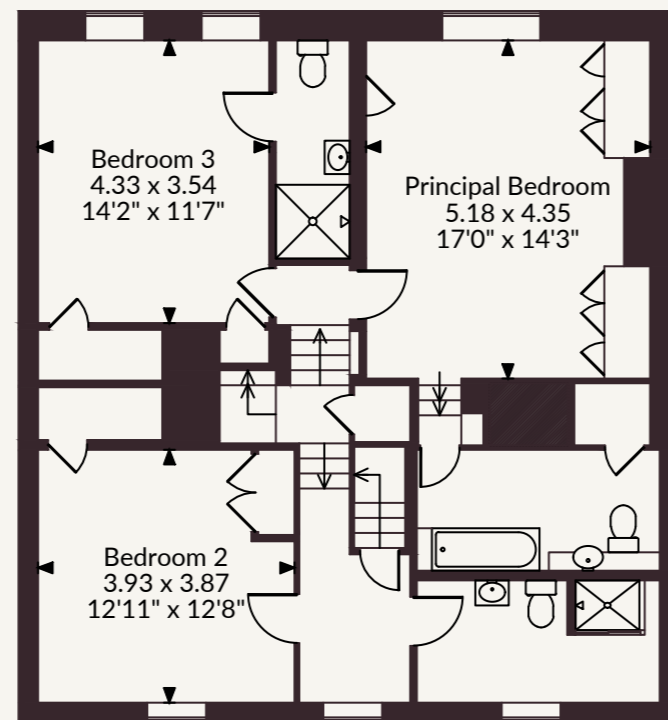
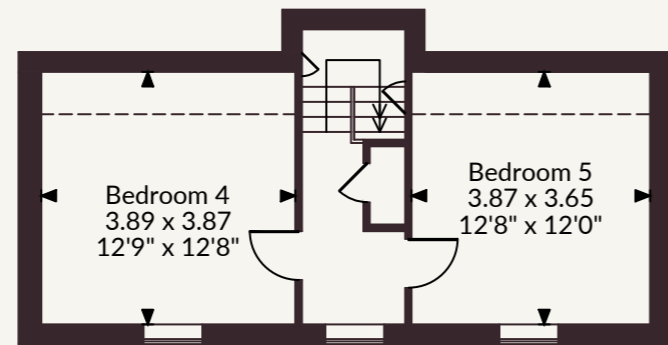
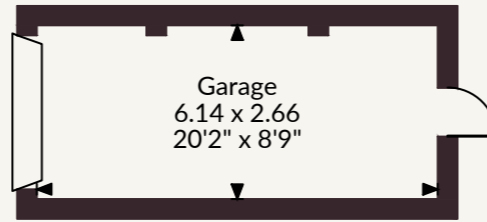
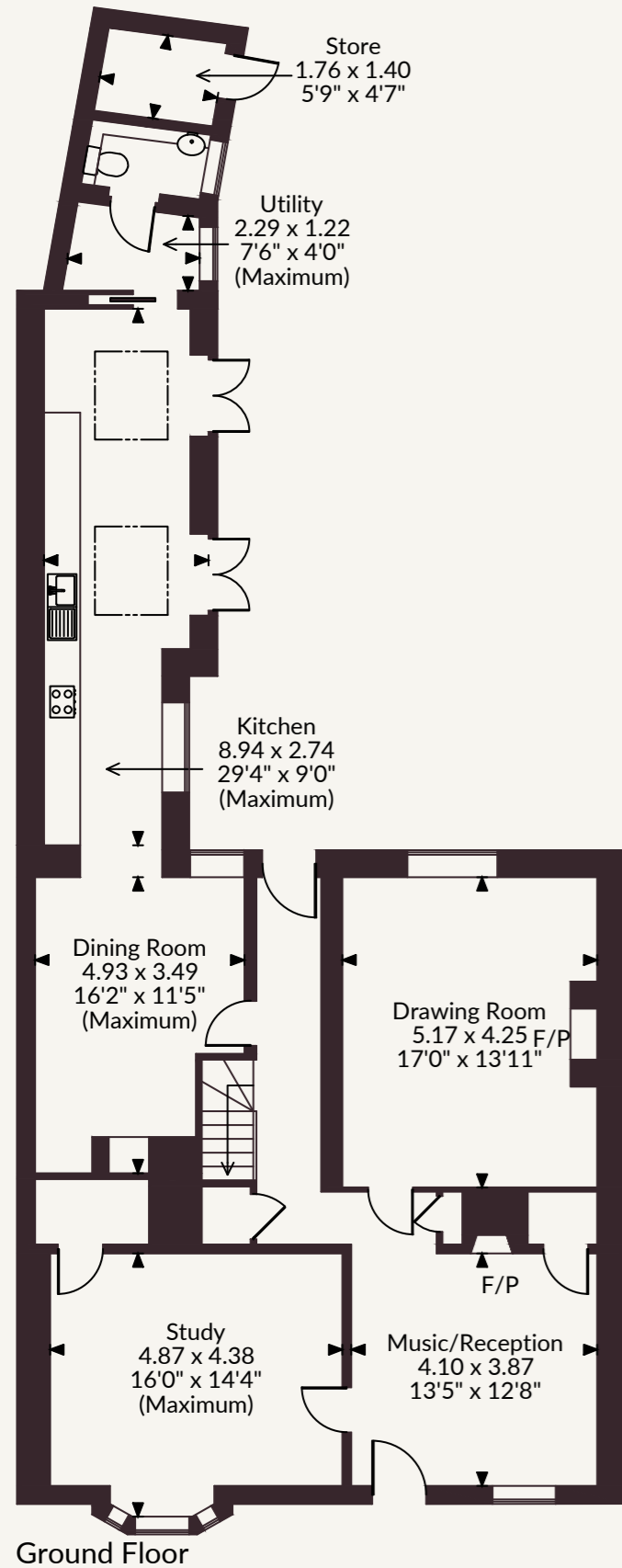
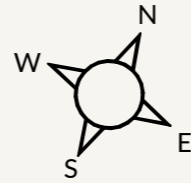
Postcode region: CT13

General

Local Authority: Dover District Council
Services: All mains services; gas heating
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



Piers House, New Street, Sandwich
 Main House internal area 2,741 sq ft (255 sq m)
 Garage internal area 176 sq ft (16 sq m)
 Total internal area 2,917 sq ft (271 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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