



Sandibay

North Road, Sandwich Bay, Sandwich, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

 Waterside

A stylish, contemporary home in a genteel, leafy setting moments from the sea and golf course

A substantial family home offering over 4,000 sq ft of accommodation, with a collection of bright and spacious rooms ideal for entertaining and family living, together with a large, heated swimming pool. Located in the sought after and exclusive Sandwich Bay Estate.



3-4 RECEPTION ROOMS



5-6 BEDROOMS



**6 BATHROOMS
1 CLOAKROOM**



DRIVEWAY



GARDEN



FREEHOLD



COASTAL



4,030 SQ FT



**GUIDE PRICE
£1,495,000**



The property

Sandibay has been significantly extended and improved by the current vendors, with a focus on creating large, sociable rooms for everyday living and entertaining, juxtaposed with comfortable rooms to relax, unwind and escape.

The front door opens into the bright and welcoming reception hall, with a dramatic oak and glass staircase, and provides access to both wings of the house.

The substantial open plan kitchen/breakfast room and family area is a hugely impressive space. The kitchen has a multitude of fitted wall cabinets with modern integrated appliances, a central island with hob and breakfast bar, and a separate corner bench. The family area is partially vaulted with full height glazing allowing an abundance of light to fill the space. The adjacent dining room has ample space for a large table; there is also a study area and a useful cloakroom.

The extensive sitting/games room lies at the other end of the house. With French doors opening to the pool and terrace, it is an ideal space for summer entertaining.

Three generous en suite bedrooms are located on the ground floor (one with walk-in dressing room), any of which could be utilised as a further reception room, as desired.

Stairs rise to the bright and airy first floor landing with large storage cupboards. The principal suite has an en suite bathroom with both a shower and bath, and French doors open to a charming balcony with storage either side. The remaining two bedrooms are both en suite, with Bedroom 2 benefitting from a south facing balcony.













Outside

A brick driveway provides ample space to park several cars. From here there is an opening through to the entrance courtyard that leads to the front door.

The principal garden is laid to lawn interspersed with attractive specimen trees and shrubs and bordered by post and rail timber fencing. There is a partially walled south facing terrace off the family area, serving as a suntrap and the perfect spot to bask in the summer sun.

The 8m x 4m heated swimming pool is surrounded by a low-brick wall with railings and a gate to ensure family safety. A terrace provides room for sun loungers and chairs and is an ideal area for alfresco dining and summer barbecues. A tall fence provides complete privacy.

A pathway leads to the pool shed, and a further area of lawn to the rear of the house.

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

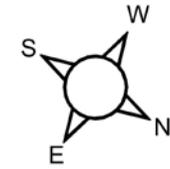
- Gazen Salts Nature Reserve
- Sandwich Old Town Walls
- Sandwich Guildhall Museum

- 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
- 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





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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,030 sq ft (374 sq m)
 Outbuildings internal area 204 sq ft (19 sq m)
 Balcony external area = 182 sq ft (17 sq m)
 Total internal area 4,234 sq ft (393 sq m)
 For identification purposes only.

Directions

CT13 9PJ

what3words: ///vibrating.qualify.lavender - 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: Business rates
EPC Rating: C
Agent's Note: The Sandwich Bay Estate charges around £480 per annum for security and upkeep of communal areas.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

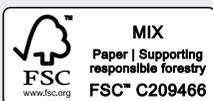
Canterbury

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

01227 473700

canterbury@struttandparker.com
 struttandparker.com

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