



Manwood Lodge & Holly Cottage, Sandown Road, Sandwich, Kent

Manwood Lodge & Holly Cottage

Sandown Road, Sandwich, Kent CT13 9LA

Of interest to developers and private purchasers. A substantial Art Deco property together with an adjoining cottage for modernisation and/or development.

Sandwich station 0.7 miles (London St Pancras from 89 minutes), Deal 6 miles, A2 9 miles, Canterbury 14 miles

Manwood Lodge:

Reception hall | Drawing room | Sitting room
Family room Garden room | Dining room | Study
Reception room | Kitchen | Larder | Laundry room | 4 Cloakrooms | 14 Bedrooms | 3 Shower rooms | 2 Bathrooms | 2 Washrooms | Garden
Parking area | EPC rating D

Holly Cottage:

Reception hall | Sitting room | Kitchen/breakfast room | Cloakroom | 3 Bedrooms | Shower room
Store room | Garage | Garden | EPC rating E

In all about 1.3 acres

Manwood Lodge

Manwood Lodge is a substantial Art Deco house formerly the boys' boarding house for the adjacent Sir Roger Manwood's School. In need of renovation, this handsome and impressive building has retained many original features.

The lofty ground floor reception hall has double doors opening onto the grand central drawing room, with rich mahogany wall panelling, feature fireplace. Further double doors lead from the drawing room into the sunny garden room, which opens onto the grounds and enjoys a charming view across the original formal

pond. Adjacent to the drawing room is a turret, also with wooden wall panelling, which houses the staircase.

The bright sitting and family rooms are situated either side of the drawing room, both with tall, decorative coved ceilings, high skirting boards and wide arched bay windows; the sitting room also has a feature fireplace and double doors to the garden. An additional front aspect reception room is next to the sitting room.

The dining room has a bay window with doors to the rear garden, whilst the kitchen wing benefits from both a larder and a separate utility space. A study, two cloakrooms and a further washroom and store complete the accommodation on this level. There is also a secondary staircase to the first floor.

The first floor landing has wood-panelling to dado height and gives access to nine of the bedrooms, some of which have original fireplace surrounds and built-in storage. Four bath/shower rooms and a cloakroom serve these bedrooms.

The second staircase rises again to the second-floor level, which houses five further characterful bedrooms, a bathroom, a washroom and a cloakroom

Holly Cottage

Originally the gate house to Manwood Lodge, Holly Cottage has a similar architectural style to the main house.

Utilised as the boys' study/recreation centre, the house needs complete modernisation and/or re-modelling.

There are three bedrooms and a bathroom on the first floor and a reception room, kitchen and cloakroom on the ground floor.











Holly Cottage



Holly Cottage



Holly Cottage



Holly Cottage

Outside

Manwood Lodge has extensive private gardens and a large parking area to the front.

The principal gardens are to the rear of the house with wide lawns and a range of established, mature trees and formal hedges. The decorative formal pond adds elegance, with its stone pillars and variety of plants surrounding.

Holly Cottage has a small private garden to the front and a garage.

Location

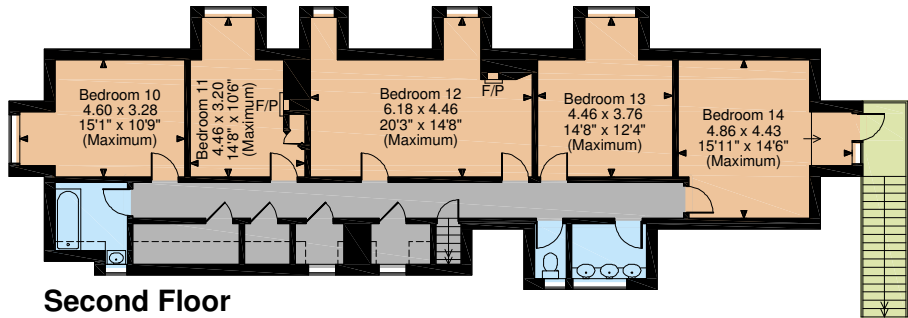
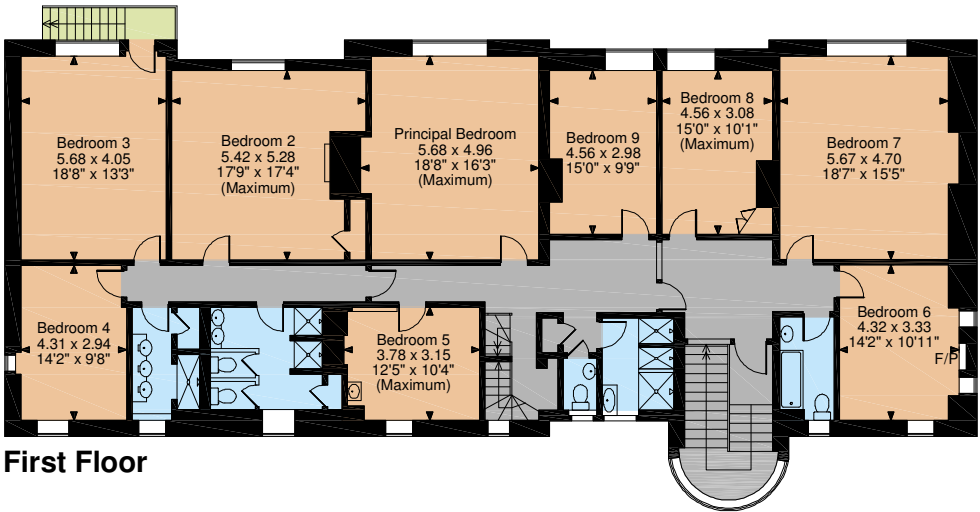
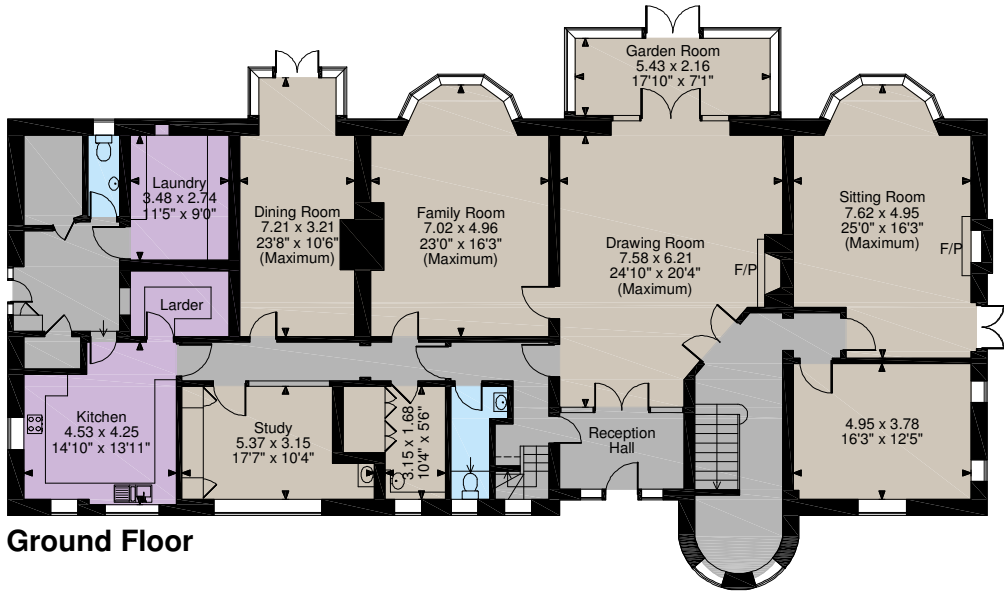
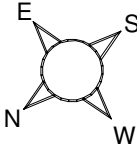
Long held as one of the finest medieval towns in England, Sandwich has all that one would expect of a thriving and prosperous town, and the property has easy access to a wide range of shops, schools and cultural attractions, both locally and in the nearby towns of Deal and Canterbury.

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, 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.

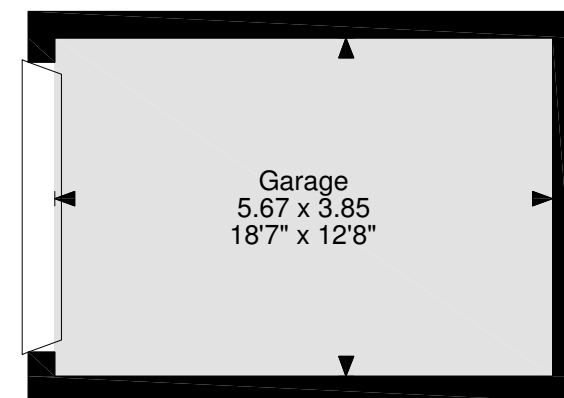
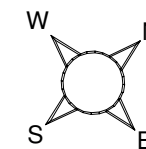
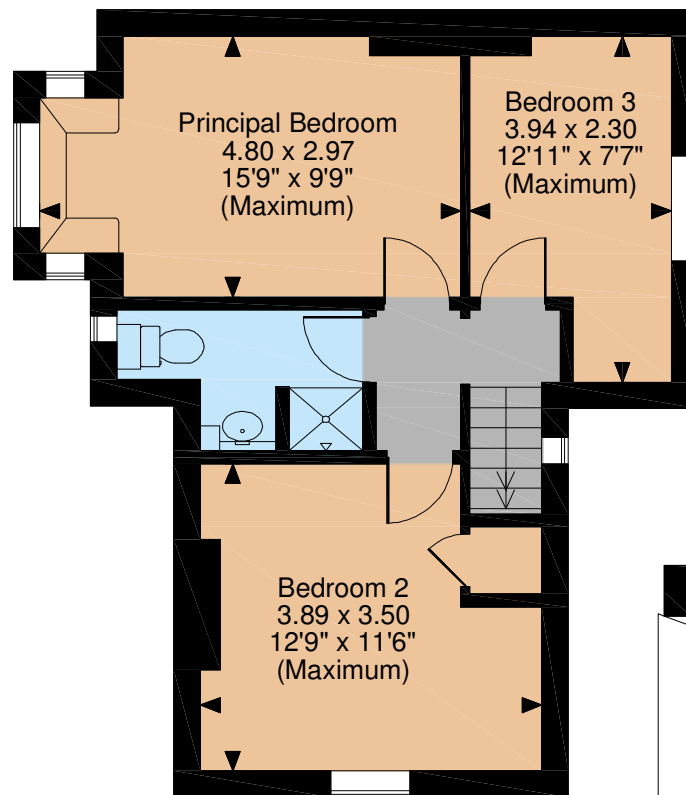
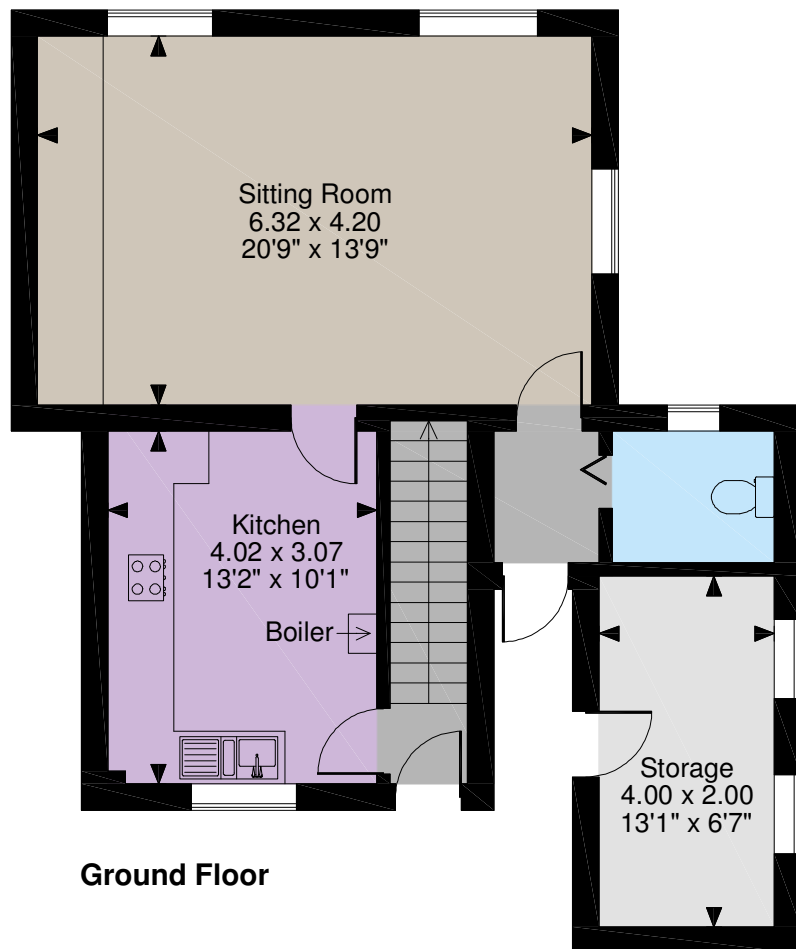


Manwood Lodge, Sandown Road, Sandwich
Internal area 7,227 sq ft (671 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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Holly Cottage, Manwood Lodge, Sandown Road
 Main House internal area 1,086 sq ft (101 sq m)
 Garage internal area 235 sq ft (22 sq m)
 For identification purposes only.



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

From Canterbury: Follow the A257 towards Sandwich, passing through Littlebourne and Wingham. At the roundabout continue straight onto Ash Road. Continue onto Strand Street. At The Bell hotel turn right and then immediately left into Upper Strand street. At the end of the road turn right and follow the road around to the left onto Sandown Road. The property will be found on the right after about 0.2 of a mile, shortly after passing the Sandwich Lawn Tennis Club on the left.

General

Guide Price: £1,495,000

Local Authority: Dover District Council

Services: All mains services; gas heating

Council Tax:

Manwood Lodge – Band D

Holly Cottage – Band C

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure: Freehold

Planning: Prospective purchasers should make their own enquiries of Dover District Council.



Canterbury

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