



Great Walton, Sandwich Road, Eastry, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Great Walton Sandwich Road, Eastry, Kent CT13 0DN

An exquisite Georgian home set in mature gardens with outbuildings, swimming pool and tennis court

Sandwich 2.5 miles, Deal 5.9 miles, Thanet Parkway station 7.2 miles (London St Pancras from 70 minutes), A2 8 miles, Dover Priory station 11.8 miles (London St Pancras from 66 minutes), Canterbury 15 miles, M2 (Junction 7) 28.1 miles, Ashford 29.3 miles

Reception hall | Drawing room | Sitting room
Dining room | Study | Conservatory | Billiard room | Kitchen/breakfast room | Utility
Cloakroom | Cellar | Principal bedroom with dressing area and en suite bathroom | 5 Further bedrooms | 3 Further bathrooms | Attic store rooms | Garden | Swimming pool | Pool store
Tennis courts | Garage, adjoining store rooms and external WC | Double car port | Extensive outbuildings | Tractor shed | The Mushroom House: Bedroom and bathroom | EPC rating D
In all about 4.69 acres

The property

Grade II listed, Great Walton is a beautifully presented 17th-century red brick, tile-hung and weatherboarded country property with 18th and 19th-century additions, offering almost 5,000 sq ft of unique and versatile accommodation arranged over three spacious and light-filled floors. The property retains an abundance of charming features, including original windows, fine feature fireplaces, tall ornately corniced ceilings, exposed timber beams and more.

The front door opens to a generous reception hall with a carved staircase. Either side of the hall are the formal dining room and the bright sitting room, both with feature fireplaces. The accommodation flows into the elegant drawing

room, with its marble fireplace and triple arched French doors opening to the south-westerly terrace, alongside which is an attractive conservatory with domed skylight. A boot room and cloakroom are situated behind the staircase.

Further along the hall is the kitchen/breakfast room, with stone floors, bay windows with peaceful garden views, tasteful sage-coloured cabinetry, various appliances and an island. Alongside is a utility with a hatch to the cellar below. From here a door leads to an impressive walkway with a trail of arched glazed window panels, and a staircase to the 27 ft tongue and groove panelled and vaulted billiard room with herringbone floors and cast-iron fireplace.

The airy first-floor landing branches off into a dual-aspect study or seventh bedroom, along with a family bathroom and three charming bedrooms, one of which has an en suite bathroom. A short flight of stairs leads to the principal suite, which benefits from fitted wardrobes and an en suite bathroom.





The second floor is home to two further bedrooms, both well served by a family bathroom and a range of adaptable store rooms.

Outside

The property is approached via a large, gravelled carriage driveway opening to a courtyard beside the brick-built stores, carports and garage. The house has a beautiful facade adorned with pretty climbers and sits within beautiful mature gardens and grounds.

There are sunny paved terraces, several divided formal landscaped gardens with trimmed hedging and shrubs, extensive level lawns interspersed with mature and towering specimen trees, topiary and a wealth of colourful stocked herbaceous beds, along with a swimming pool and tennis court.

Location

Thriving Eastry offers ample local amenities, including a store, Post Office, butchers, bakers, pharmacy, public house and several eateries. Nearby Sandwich provides further shopping and cultural attractions, whilst an extensive array of facilities and educational options can be found in the city of Canterbury.

The Kent coast and Pegwell Bay National Nature Reserve offer many walking and cycling routes. There are numerous well-regarded golf courses nearby, including Royal St George's. Sandwich station provides frequent connections to London and the A2 and M2 offer convenient road links. There is good access to the Continent.







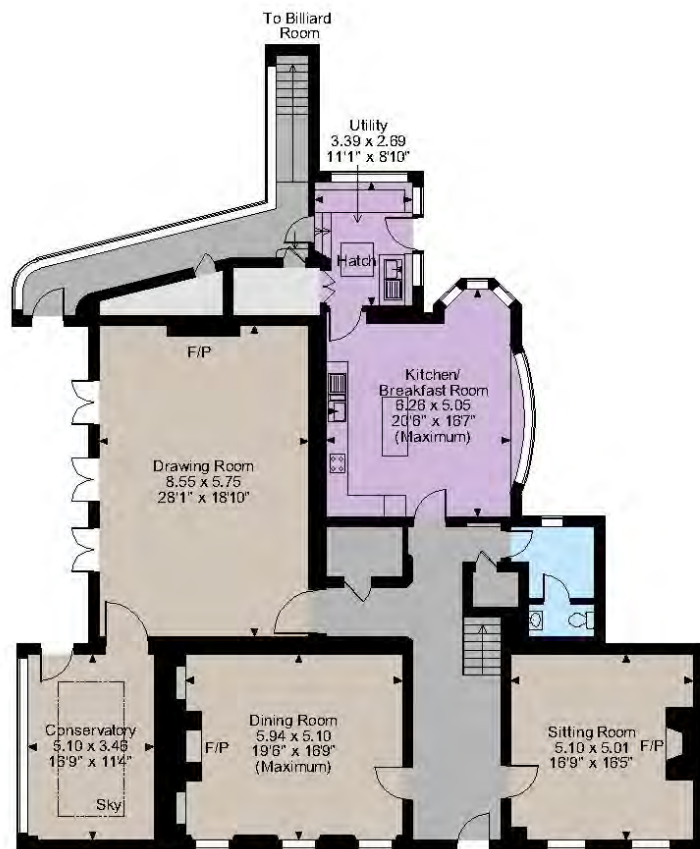








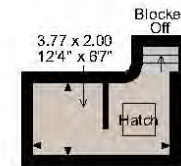
Great Walton, Sandwich Road, Eastry, Kent
Main House internal area 4,962 sq ft (461 sq m)
For identification purposes only.



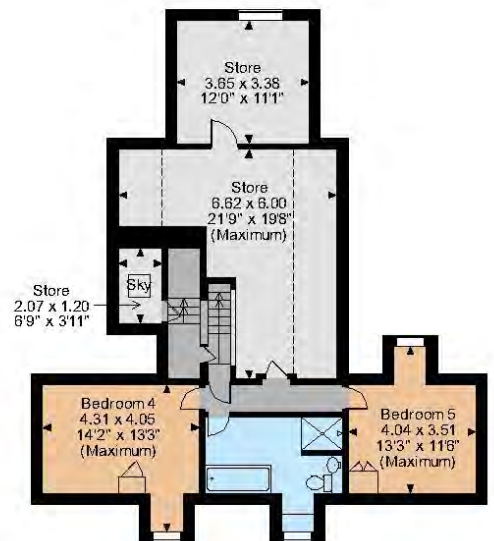
Ground Floor



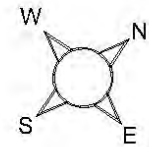
First Floor



Cellar



Second Floor

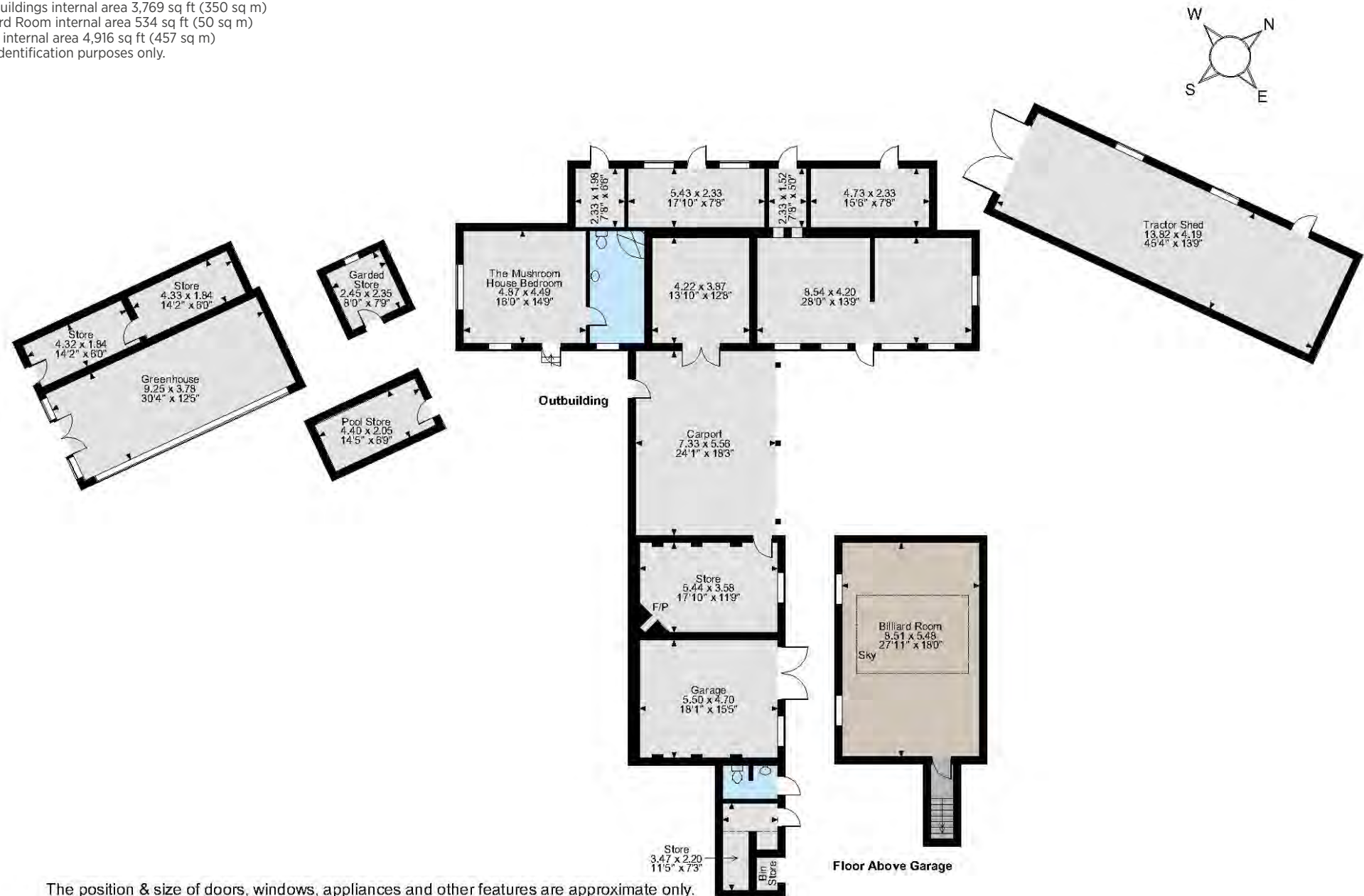


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Great Walton, Sandwich Road, Eastry, Kent
 Garage internal area 613 sq ft (57 sq m)
 Outbuildings internal area 3,769 sq ft (350 sq m)
 Billiard Room internal area 534 sq ft (50 sq m)
 Total internal area 4,916 sq ft (457 sq m)
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Directions

From Canterbury: Leave on the A2 towards Dover and continue on the dual carriageway at Whitfield towards Dover. Take the first turning on the left signposted to Ramsgate and Sandwich (A256). At the second roundabout, take the first exit into Eastry village. Continue through the village passing the post office on the left and the brick-walled entry to Great Walton will be seen after a short distance on the left.

General

Local Authority: Dover District Council

Services: All mains services; gas heating

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

Council Tax: Band G

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

Tenure: Freehold

Guide Price: £2,000,000

Canterbury

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