



Gazen House

80 Strand Street, Sandwich, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A fine period house with stylish accommodation, charming garden and coveted parking close to the heart of Sandwich

A handsome Grade II listed property with beautifully appointed accommodation set in the town's Conservation Area, surrounded by historic buildings and with a tranquil outlook to the rear towards Gazen Salts Nature Reserve.



4 RECEPTION ROOMS



4 BEDROOMS



**2 BATHROOMS
1 CLOAKROOM**



**PARKING FOR
2 CARS**



GARDEN



FREEHOLD



TOWN



2,205 SQ FT



**GUIDE PRICE
£1,225,000**



The property

Gazen House is a superb Grade II listed, attached house dating from the mid-19th century, having handsome brick elevations and sash windows. The house imbues a wonderful sense of style, showcasing and enhancing the elegant period features and architecture.

Set within reach of the heart of Sandwich, the property offers a sought-after combination of flexible accommodation, generous garden and parking for two cars.

The front door open to an entrance hall leading each way to the flexible reception space offering a balance of the more formal, with the sitting room which runs the depth of the house and is arranged around a fireplace with French doors opening to the garden, and cosier rooms to the front providing a charming snug and a panelled study.

To the rear of the property, the traditionally styled kitchen is loosely open plan to the dining room which

is flooded with light having a triple aspect. These spaces sit at the heart of the home and enjoy a wood-burning stove and an Aga. Double doors open in turn to the sitting room, creating an excellent flow whilst still allowing separate spaces as desired.

Two staircases lead to the first floor, where there are four well-appointed double bedrooms. These include the sumptuous principal bedroom with built-in wardrobes, a roll-top bathtub and an en suite shower room with twin washbasins. Each of the other bedrooms has fitted storage, while the family bathroom has a free-standing bath and a separate shower.











Outside

Gazen House is set back behind wrought-iron railings and a front garden with box hedging. Gates open to a path leading to the front door and onto a paved driveway in front of the garage, which is currently used as a home gym and office/study.

At the back of the house is a large, sheltered terrace, which is accessed from the kitchen, dining and sitting rooms, extending the entertaining space and connecting the house to the garden.

Established beds are planted with standard bays, clipped box, hydrangeas, underplanted with classic perennials such as euphorbia and hellebores, giving structure and interest throughout the seasons. Yew and laurel hedges mark the rear boundaries either side of a group of silver birch. To one corner is a further terrace, shaded by a timber-framed pergola, and to the other a shed for garden storage.

The property backs on to the open green spaces of the Gazen Salts Nature Reserve and playing fields.

Location

Gazen House sits in the Conservation Area at the heart of the ancient Cinque Port town of Sandwich, close to the River Stour and Gazen 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 primary and secondary 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, and the A256 dual carriageway links to the A2/M2 and M20/A20 and the Channel Ports.



Distances

- Deal 6.5 miles
- Westwood Cross 8.3 miles
- Canterbury 12 miles

Nearby Stations

- Sandwich (London from 88 minutes)

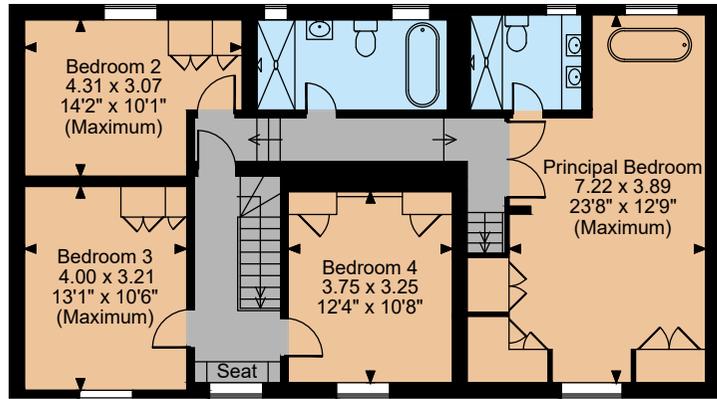
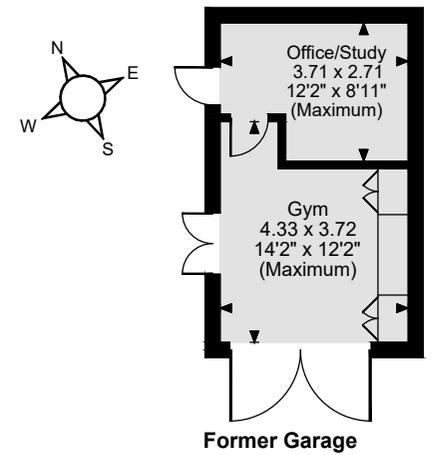
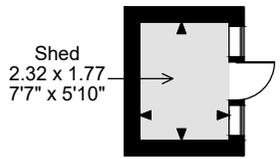
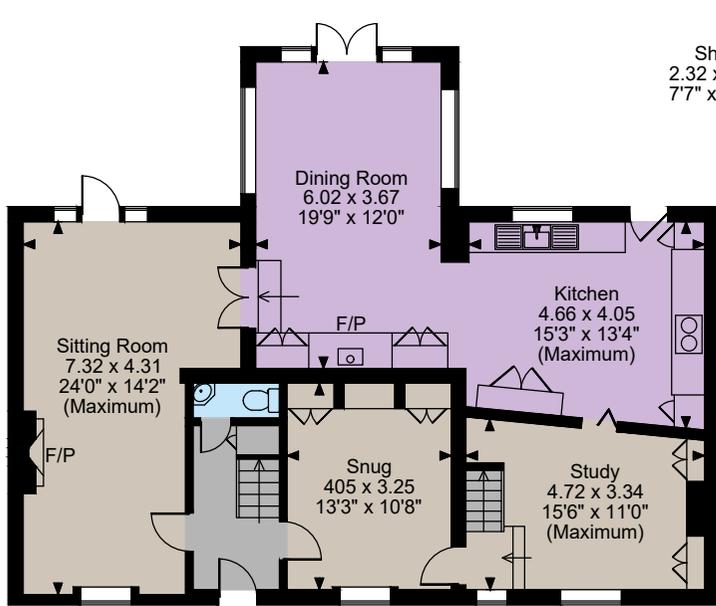
Key Locations

- Gazen Salts Nature Reserve
- Princes and The Royal St George's Golf Clubs

Nearby Schools

- Various local primary schools
- St Faith's at Ash
- Northbourne Park Prep School
- Chatham & Clarendon Grammar School
- Sir Roger Manwood's School
- Canterbury Grammar Schools





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans
House internal area 2,205 sq ft (205 sq m)
Former Garage and Shed internal area 295 sq ft (27 sq m)
Total internal area 2,500 sq ft (232 sq m)
For identification purposes only.

Directions
CT13 9HX

what3words: ///eclipses.sofa.doubts - 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: Band F
EPC Rating: C

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

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