Russell House
The Street, Woodnesborough

Strutt & Parker

Land and property. Since 1885.

4,687 sq ft (435 sq m) | Freehold
4 reception rooms | 6 bedrooms
Gardens | Garaging | About 0.41 of an acre

Guide price £1,250,000

A handsome Grade II listed house with six bedrooms and beautifully presented accommodation, in a peaceful East Kent village setting

Russell House takes its name from Lord John Russell, a two-time Prime Minister schooled there in the 1800s and is a fine detached Georgian property set in a desirable position in the heart of the peaceful village of Woodnesborough.

The property dates from the early 19th century and holds Grade II listed status, featuring handsome brown brick elevations and large sash windows while inside the accommodation features elegant modern styling and fittings, while retaining much of its original character.

On the ground floor, the welcoming reception hall leads to two comfortable reception rooms and the relaxed, open-plan kitchen and dining room. The generous drawing room at the rear features a splendid cast-iron open fireplace and a dual aspect with bay windows overlooking the rear gardens, while there is also a well-appointed sitting room at the front.

The kitchen and dining room features understated, restrained styling, with exposed wooden floorboards and a neutral colour palette. There are Shaker-style fitted units and a stainless-steel range cooker, as well as space for a family dining table.

Additional living space can be found on the lower ground floor, where there is a further sitting room and a home gym, as well as storage space.

Six beautifully presented bedrooms are arranged across the first and second floors, including the luxury principal bedroom with its built-in storage and en suite shower room with a walk-in shower. There are family bathrooms on both the first and second floors, both of which feature freestanding bathtubs and separate showers.

Outside there are delightful gardens to both the front and rear. The walled gardens to the front have a gated pedestrian entrance and a paved pathway, with lawns either side and herbaceous borders with fragrant lavender and other flowering perennials.

The rear gardens include a patio for al fresco dining, a well-maintained lawn and an upper area with a pond and a summer house, all enclosed by mature hedgerows and trees. Parking is available in the garage at the side, with its storage above

Location

The property is located in a central setting in the small village of Woodnesborough, surrounded by beautiful Kent countryside and close to the town of Sandwich. Woodnesborough has a parish church and a village hall, while the nearby villages of Eastry and Ash have several other amenities, including village shops, butchers, bakeries, a pharmacy and primary schools. Sandwich provides for any other everyday needs, including supermarkets and a variety of shops, as well as schools and leisure facilities. The beautiful Kent coast is within easy reach, and links golf can be enjoyed at the Royal Cinque Ports Golf Club and the world-famous Royal St. George's.

Sandwich mainline station provides direct services to London Charing Cross and London St. Pancras, while by road the A2 provides access towards Dover, Canterbury and onward to London. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

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/

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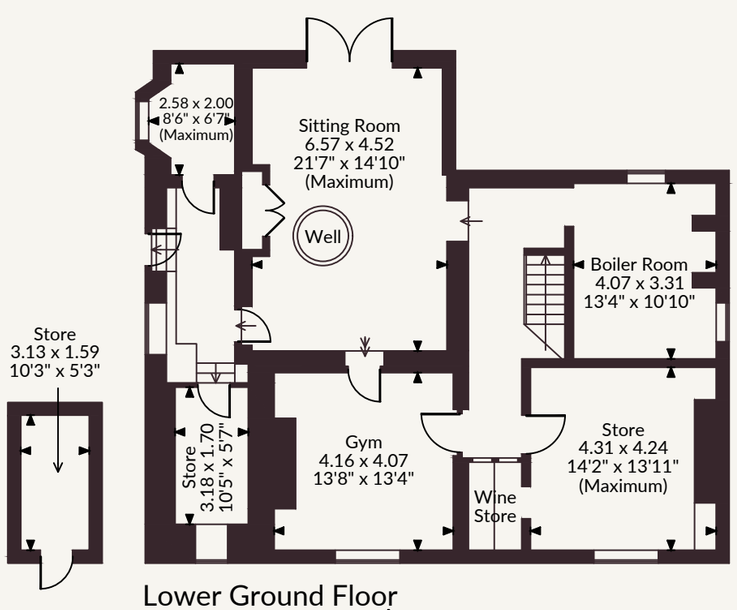
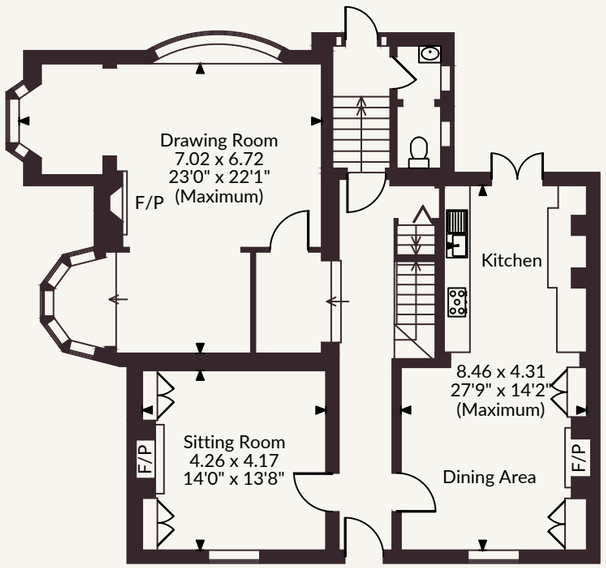
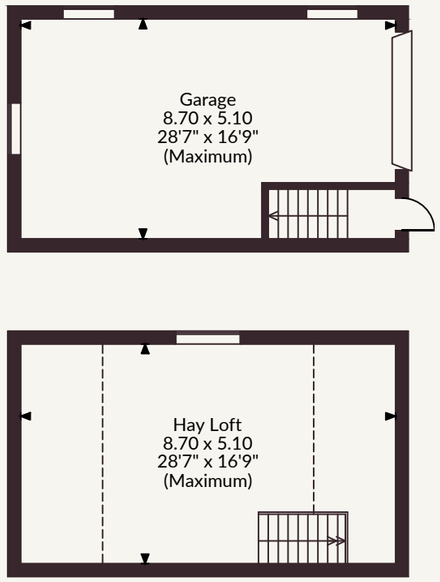
Main House internal area 4,687 sq ft (435 sq m)
Garage internal area 434 sq ft (40 sq m)
Summer House internal area 135 sq ft (13 sq m)
Floor Above Garage internal area 293 sq ft (27 sq m)
Total internal area 5,549 sq ft (516 sq m)



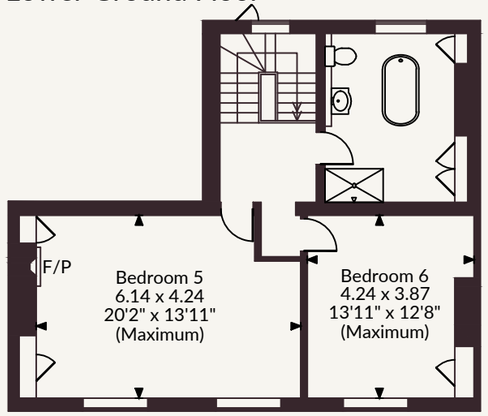
Lower Ground Floor



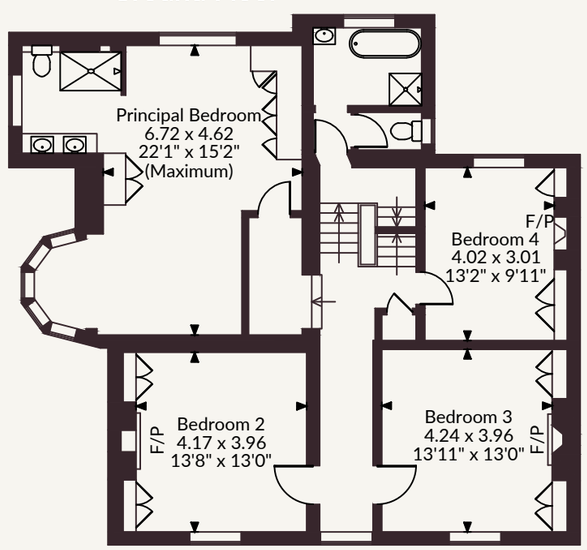
Ground Floor



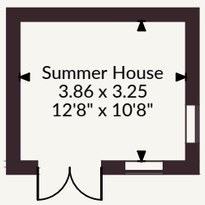
Floor Above Garage



Second Floor



First Floor



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The position & size of doors, windows, appliances and other features are approximate only.
⌐ ¬ ⌐ ¬ Denotes restricted head height
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