



Stour Lodge

5 Upper Strand Street, Sandwich, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A delightful Grade II listed Georgian townhouse in the heart of Sandwich

A charming house with bright, well proportioned accommodation and a courtyard garden, providing a comfortable and beautifully balanced full time home but also perfect as a 'lock up and leave'. Situated within the Conservation Area and in easy reach of the amenities of the town.



3 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



PERMIT PARKING



COURTYARD GARDEN



FREEHOLD



TOWN CENTRE



1,531 SQ FT



**GUIDE PRICE
£635,000**



The property

Stour Lodge is a delightful Grade II listed townhouse and one of the many beautiful historic buildings that make Sandwich such a picturesque location.

Set within a pleasing symmetrical façade, the front door opens to the staircase hall, either side of which are a pair of well-proportioned reception rooms in the form of a sitting room and a dining room. Both enjoy large sash windows to the front with original shutters and cupboards to either side of the chimney breasts. Stripped floorboards run throughout this space and the sitting room has a wood-burning stove as a focal point. The dining room gives access to a garage/store room to the side of the house which can also be accessed from the street and the garden.

Across the back of the house the breakfast room is a double aspect space with French doors leading to the garden. A step down leads to the practically laid out kitchen with traditionally styled units and integrated appliances. A cellar - accessed by a door under the stairs - leads to further excellent storage.

Stairs rise to the first floor where there are three bedrooms, the two largest being set to the front with sash windows allowing plenty of light, and the third to the rear currently used as study. A generous family bathroom with a separate shower and freestanding bath completes the well-balanced accommodation.

Outside

Behind Stour Lodge is a pretty walled courtyard with a sheltered terrace and a secluded sunken garden to enjoy.

There is a practical garden store behind the house, as well as the garage/store room to the side which affords access from the garden to the street, providing excellent storage for bikes, bins and suchlike.

Parking is available in designated car parks and nearby streets via a resident parking permit scheme. Full details of the scheme are available on the Dover District Council website.



Location

Stour Lodge 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, the A256 dual carriageway links to the A2/M2 and M20/A20 and the Channel Ports.



Distances

- A256 (Eastry Bypass) 1.6 miles
- Deal 5.8 miles
- Westwood Cross 7.4 miles
- Canterbury 13.2 miles
- Port of Dover 12 miles
- Eurotunnel 20 miles
- London City Airport 74.1 miles
- London Gatwick Airport 82.3 miles
- Central London 80.4 miles

Nearby Stations

- Sandwich (London St Pancras from 88 minutes)
- Minster
- Deal

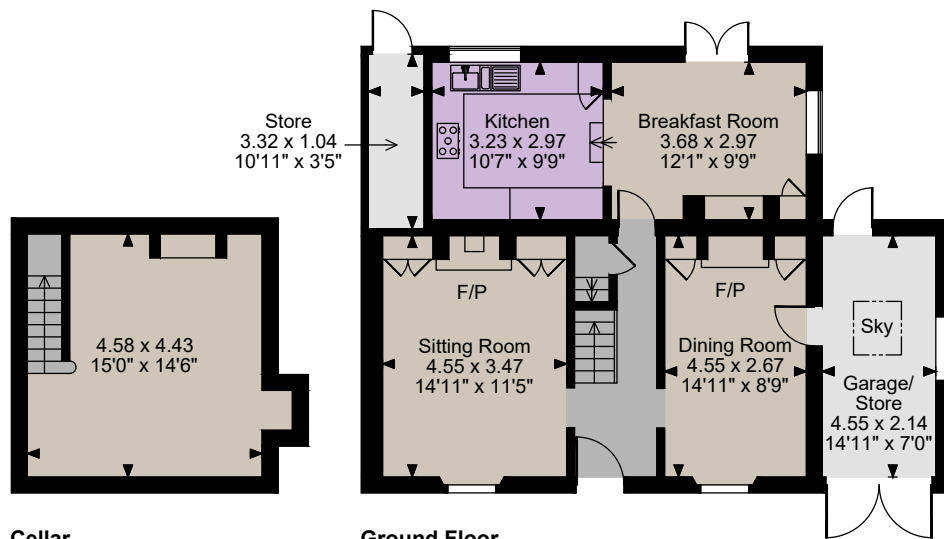
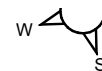
Key Locations

- Gazen Salts Nature Reserve
- Richborough Roman Fort & Amphitheatre
- Sandwich Bay Beach
- Princes Golf Club
- The Royal St. George's Golf Club
- Sandwich Quay

Nearby Schools

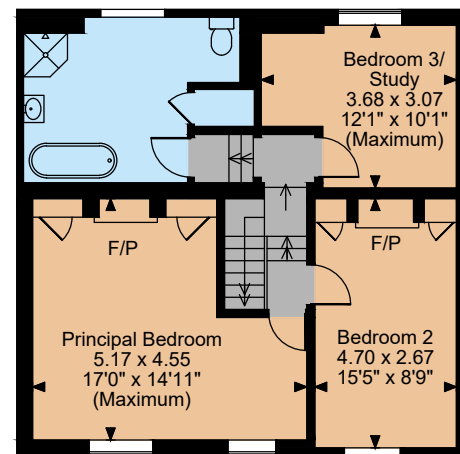
- Sandwich Infant and Junior Schools
- Sir Roger Manwood's School
- Sandwich Technology School
- Worth Primary School
- Eastry C of E Primary School
- Northbourne C of E Primary School
- Northbourne Park School
- Minster C of E Primary School
- Ash Cartwright and Kelsey C of E Primary School
- St. Faith's at Ash School





Cellar

Ground Floor



First Floor

Floorplans

Main House internal area 1,531 sq ft (142 sq m)
 Garage internal area 105 sq ft (10 sq m)
 Store internal area 37 sq ft (3 sq m)
 Total internal area 1,673 sq ft (155 sq m)
 For identification purposes only.

Directions

CT13 9EE

what3words: ///towels.range.solved - 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 D

EPC Rating: D

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



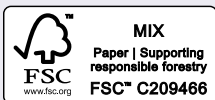
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Canterbury

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