





# High Street

Eastry, Sandwich, CT13 0HE

## Guide Price £900,000

Freehold

A beautifully presented and character-rich Victorian detached home located in the heart of the charming village of Eastry, offering over 4,000 sq ft of elegant and flexible accommodation. This substantial property is ideal for growing families or multi-generational living and features a self-contained one-bedroom annexe, currently run as a highly successful holiday let, generating excellent income.

The main house is full of period charm, with high ceilings, original sash windows, and decorative fireplaces throughout. It offers five generous double bedrooms, four well-appointed bathrooms, and a spacious layout across three floors. The ground floor includes an inviting entrance hall, formal dining room, a bright and airy sitting room with bay window, a snug, and a stunning 24ft kitchen/breakfast room complete with a central island and garden access. A utility room, shower room, cloakroom, and a dry, full-height cellar add further practicality and storage.

Upstairs, the principal bedroom boasts an en suite and bay window, while the additional bedrooms are served by a family bathroom, a separate shower room, and a large walk-in dressing room.

Set behind wrought iron gates, the property offers a gravel driveway with parking for multiple vehicles and a sunny, enclosed garden, perfect for relaxing or entertaining. The annexe has its own private entrance and comprises a stylish living space, double bedroom, bathroom, and kitchenette—ideal for guests, family, or holiday let use.

Situated on Eastry's historic High Street, just minutes from local shops, a pub, a primary school, and countryside walks, and only a short drive from Sandwich, Deal, and the Kent coast, this exceptional home combines space, style, and location in one unique package.





The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

### Lower Ground Floor

Cellar 4.81 x 5.26

### Ground Floor

Ent Hall  
Living Room 4.61 x 6.85  
Dining Room 5.91 x 7.24  
Cloak Room/ WC  
Snug 3.58 x 4.46  
Utility Room 2.40 x 3.06  
Kitchen 4.61 x 7.49

### First Floor

Landing  
Bedroom 1 4.55 x 5.96  
En-Suite Shower  
Bedroom 5 3.48 x 3.56  
Bedroom 4 3.49 x 3.57  
Shower Room  
Bedroom 3 4.15 x 4.78  
Dressing Room/ Study 3.31 x 5.47  
En-Suite Shower  
Bedroom 2 4.59 x 6.71  
Family Bathroom

### Annexe

Living Room 4.16 x 5.96  
Bedroom 2.97 x 4.07  
En-Suite Shower

**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** Band G (D District Council)

**Energy Rating:** Current 45 | E. Potential 62 | D.

**Viewing by appointment only:** Finn's Sandwich  
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## High Street, Eastry

Approximate Gross Internal Area = 372.63 sq m / 4010.96 sq ft

Cellar = 34.19 sq m / 368.02 sq ft

Annexe = 42.11 sq m / 453.26 sq ft

Total = 448.93 sq m / 4832.24 sq ft

For identification only - Not to scale



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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