



15 Church Street, St Mary's, Sandwich, Kent, CT13 9HL

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**15 Church Street, St Mary's, Sandwich,
Kent, CT13 9HL**

£425,000 Freehold

A beautifully restored Grade II Listed period cottage, seamlessly blending timeless character with stylish modern living.

Thoughtfully restored throughout with exceptional attention to detail, this charming property retains a wealth of original features, including exposed beams and a characterful period Inglenook fireplace. These historic details are complemented by a light, airy and beautifully presented interior, creating a warm and inviting home that is ready to move straight into.

The comprehensive restoration has also included a new roof, complete rewiring and the installation of central heating. There is also the benefit of planning permission to convert the loft in to additional accommodation.

- A beautifully refurbished two bedroom cottage
- Gated off road parking
- Two bathrooms
- No onward chain
- Landscaped courtyard garden
- Surprisingly spacious accommodation
- Full of period features
- Planning permission to convert the loft in to additional accommodation

The front door opens to the entrance hall, a welcoming space with exposed timbers and tiled floors. The sitting room is to the front and has a magnificent Inglenook fireplace which was covered for many years and was found during the restoration, wooden flooring and wall panelling add to the charm and character.

The kitchen is to the rear and benefits from under floor heating, a good range of wall and base units with integrated appliances including a pantry housing the washing machine, a breakfast bar area and ample room for a dining table. From here a door leads to the downstairs cloakroom and shower room.

Upstairs, there are two good size double bedrooms both with charming period features. The luxurious family bathroom features a wonderful free standing rolltop copper bath.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Outside, the back garden has been beautifully landscaped and is a real sun trap. There is ample space for a large dining table and chairs as well as mature planting in raised beds. A huge added bonus for the property is the off road parking – something of a rarity in central Sandwich.

The property sits in the Conservation Area at the heart of the ancient Cinque Port town of Sandwich. 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 schooling in both state and private sectors. The OFSTED rated 'Good' Sandwich Infants School is located less than a minute walk.

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 in Thanet 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.

Viewing: By appointment through Finn's, Sandwich.
Tel: 01304 612147

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.vo.a.gov.uk).

Date: These particulars were prepared on 3/9/26



Church Street, Sandwich

Approximate Gross Internal Area = 105.09 sq m / 1131.18 sq ft

Store = 1.56 sq m / 16.79 sq ft

Loft = 50.05 sq m / 538.73 sq ft

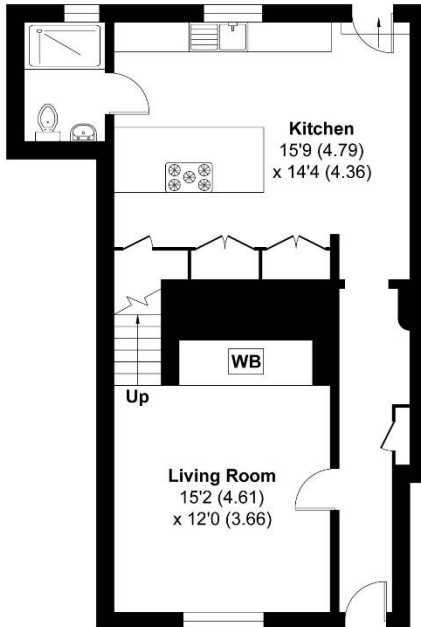
Total = 156.70 sq m / 1686.70 sq ft

For identification only - Not to scale

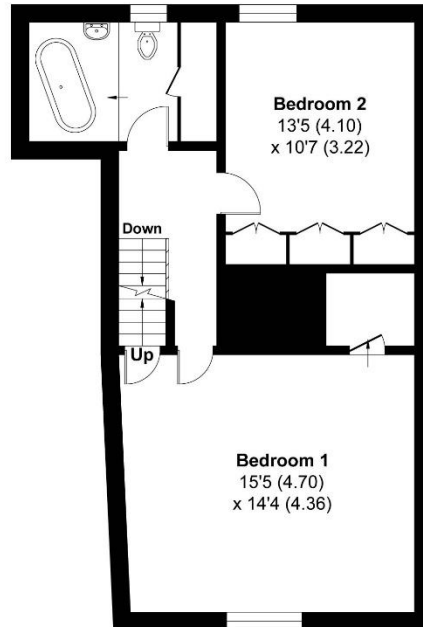


Store
4'3 (1.30)
x 3'11 (1.20)

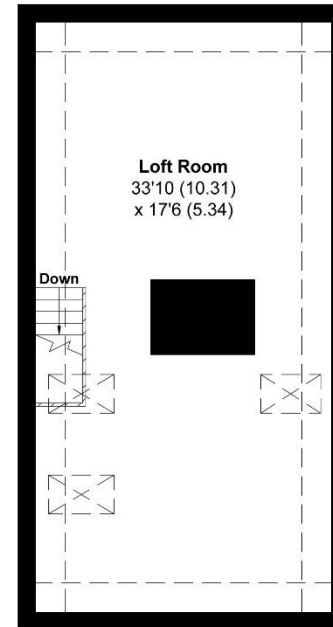
--- = Restricted Head Height



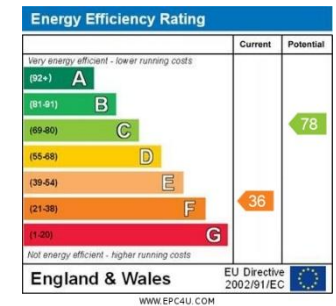
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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