



Pillory Gate, Strand Street

Sandwich, Kent, CT13 9DS

Guide Price £615,000

Freehold

Set along the banks of the River Stour in the heart of Sandwich, this truly unique link-detached home is rich in character, charm, and individuality. Beautifully positioned to enjoy tranquil waterside views, the property has been thoughtfully reconfigured and structurally renovated to combine period elegance with functional modern living.

The ground floor opens with a spacious reception room featuring a striking fireplace and river views, creating a warm and inviting hub for the home. To one side, a charming study and library area is lined floor to ceiling with bookshelves and bespoke storage—perfect for home working or quiet retreat. On the other side, a generous dining room comfortably seats ten and flows seamlessly into a shaker-style kitchen, fitted with solid bamboo oak-block worktops and flooring. The kitchen includes a Belfast sink, pantry storage, a wine store, and a breakfast bar, making it both stylish and practical.

Two staircases provide access to the first floor, where the main bedroom enjoys fitted wardrobes and direct access to a 'Jack & Jill' en-suite shower room and a separate three-piece family bathroom with airing cupboard. Bedroom three is a comfortable double with built-in storage, while bedroom two boasts stunning, uninterrupted views over the river, where sailing and motorboats are moored just feet from the window year-round.

Outside, the home features a well-stocked courtyard garden enclosed by high brick walls, offering privacy and a touch of greenery. A further rear terrace sits beside the river—ideal for entertaining or simply enjoying the peaceful waterside setting.

Recent works include extensive structural renovations, damp-proofing up to the first floor, and the installation of modern insulation to several internal walls, making this home not only visually distinctive but also upgraded for comfort and longevity. This is a rare opportunity to own a truly individual riverside property in one of Kent's most picturesque historic towns.



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

Ground Floor

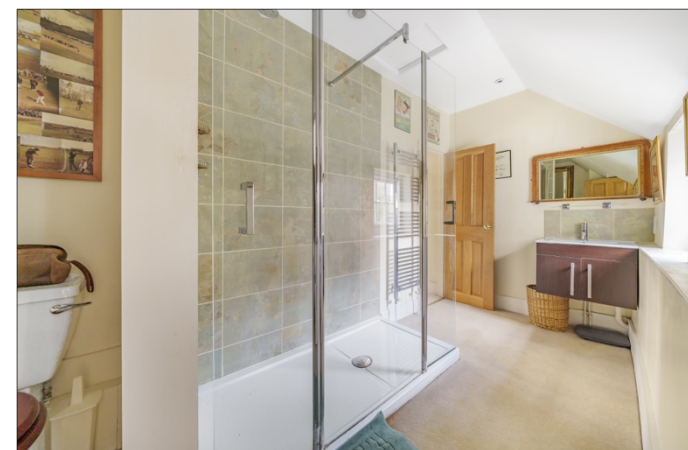
Entrance Hall	
Reception Room	5.33 x 7.36
Library/ Study	2.59 x 4.34
Dining Rom	3.36 x 3.94
Kitchen/ Breakfast Room	3.94 x 5.13

First Floor

Landing	
Bedroom 1	3.84 x 6.27
En-Suite Shower	
Family Bathroom	
Bedroom 2	4.32 x 4.93 (max)
Bedroom 3	2.62 x 4.04 (max)

External

Courtyard Garden



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

Council Tax: Band E (Dover District Council)

Energy Efficiency: Current Rating: 47 | E. Potential Rating: 75 | C.

Agents Notes: This property is Grade II Listed (List Entry No. 1121991) & is located in a conservation area.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

finns.co.uk

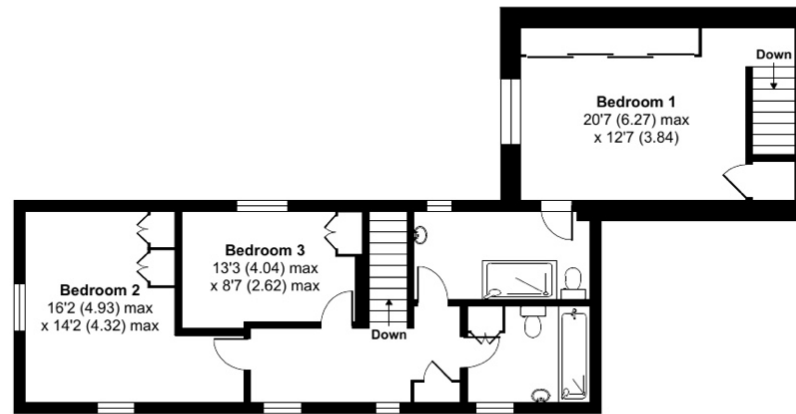


Approximate Area = 1845 sq ft / 171.4 sq m

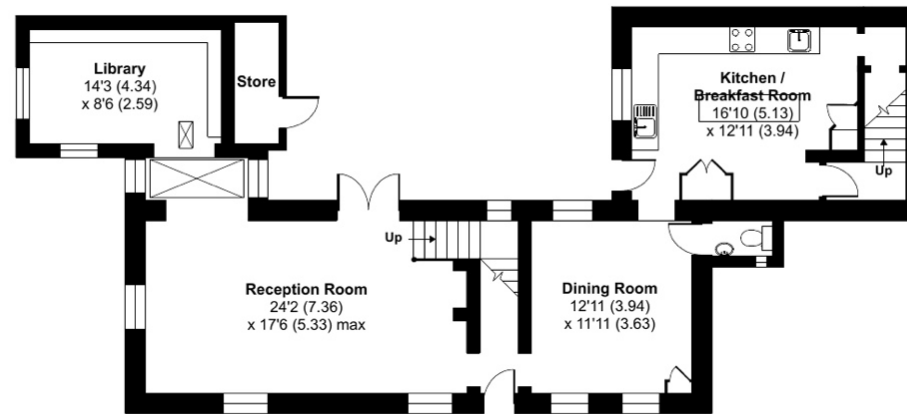
Outbuilding = 30 sq ft / 2.8 sq m

Total = 1875 sq ft / 174.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Front Garden
Approximate
24'4" (7.42)
x 13'2" (4.01)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Finns. REF: 931364

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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

