



Coombe Lane,

Woodnesborough, Sandwich, CT13 0PW

Guide Price £550,000

Freehold

Set within approximately an acre of private woodland, this Edwardian detached house presents a rare opportunity for buyers seeking a character property with enormous potential. Surrounded by mature trees and a natural setting that provides both privacy and seclusion, the house combines period charm with the promise of a rewarding refurbishment project. While the property requires comprehensive renovation, it has the significant benefit of a recently renewed slate roof, providing a solid foundation for future works. Offered to the market chain free, this is an exceptional chance to create a bespoke home in a truly special location.

The ground floor offers generous proportions and a traditional layout with multiple reception spaces that lend themselves to both formal entertaining and comfortable family living. Original features typical of the Edwardian era are present, offering the opportunity to retain and enhance the character of the property during its restoration. The flow of rooms provides a versatile arrangement, with ample scope for reconfiguration to suit modern needs.

Upstairs, the first floor comprises a series of bedrooms arranged around a central landing, each enjoying views over the surrounding woodland. The accommodation is well balanced, with plenty of space to create a comfortable principal bedroom suite alongside additional rooms ideal for family, guests or work-from-home use.

Externally, the house is set within around an acre of woodland, accessed via a right of way along a long treelined driveway from Coombe Lane. The grounds provide a tranquil and picturesque environment, perfectly complementing the character of the house. Outbuildings and ancillary spaces offer further potential for storage or workshop use, subject to renovation. This unique setting, coupled with the scope to transform the property, makes it a highly desirable project for those looking to create a dream home in an idyllic and private location.



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

Ground Floor

Entrance Hall	
Drawing Room	6.15 x 6.51 (max)
Reception Room	3.65 x 4.77 (max)
Kitchen	3.88 x 5.20 (max)
Reception Room	3.33 x 3.79
Hall	
Dining Room	3.69 x 4.90 (max)
Utility Room	2.48 x 3.97 (max)
Cloakroom	



First Floor

Landing	
Bathroom	
Bedroom 3	3.14 x 3.96
Bedroom 2	3.47 x 3.95
Bedroom 5 (TO)	3.27 x 3.35 (max)
Bedroom 4 (TO)	3.46 x 3.96
Lobby Area	3.10 x 3.18
Bedroom 1	3.65 x 4.22



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

Council Tax: Band F (Dover District Council)

Energy Rating: Current 41 | E. Potential 69 | C.

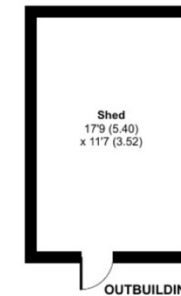
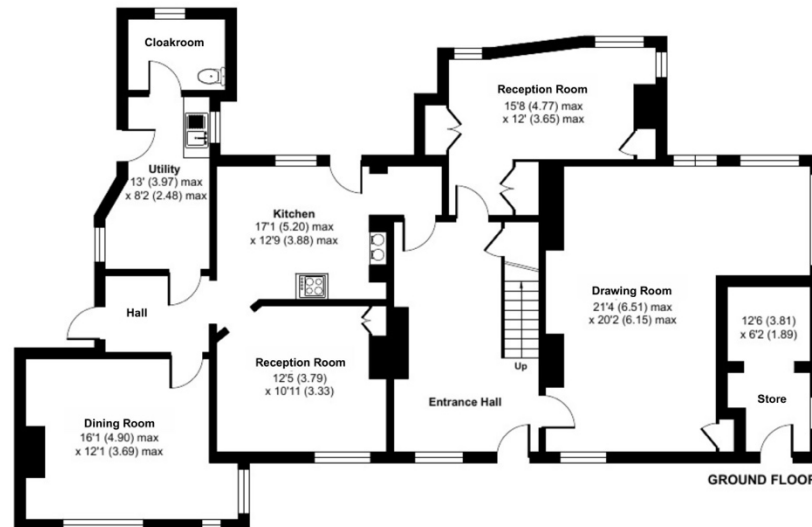
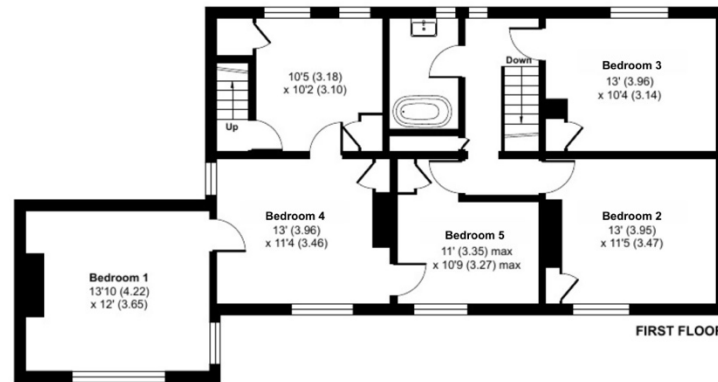
Agents Notes: Access rights apply, please refer to the 'Sale Plan' (available on request).

Viewing by appointment only: Finn's Sandwich
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Approximate Area = 2380 sq ft / 221.1 sq m
 Outbuilding = 279 sq ft / 25.9 sq m
 Total = 2659 sq ft / 247 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Finns. REF: 1345317

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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