



1 Elder Cottages, Marshborough Road, Sandwich, Kent, CT13 0PQ

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£250,000 Freehold

A charming two bedroom semi-detached cottage with two reception rooms, period fireplaces and off road parking available on the open market for the first time in 30 years and offered for sale with no onward chain. An ideal first time buy or investment opportunity.

- A charming two bedroom cottage
- No onward chain
- Semi-detached
- Two reception rooms
- Period fireplaces
- Double glazing throughout
- New shed with electricity connected
- Front garden
- Off road parking for one car

The front door opens to the sitting room which has a lovely period fireplace. The dining room is to the rear and leads through to the kitchen which has a good range of wall and base units, spaces for appliances and a door leading to the rear.

Upstairs, the landing leads to two bedrooms and the family bathroom.

Outside, the cottage has a front garden which is mainly laid to lawn and to the rear is a parking space for one car as well as a new shed which has the benefit of an electricity connection.

Ideally positioned for access to the nearby villages of Eastry and Ash, as well as the historic market town of Sandwich, the property combines the benefits of rural living with excellent local amenities close at hand. With beautiful countryside walks quite literally on the doorstep, it is an excellent choice for those wishing to explore and enjoy the stunning Kent countryside.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



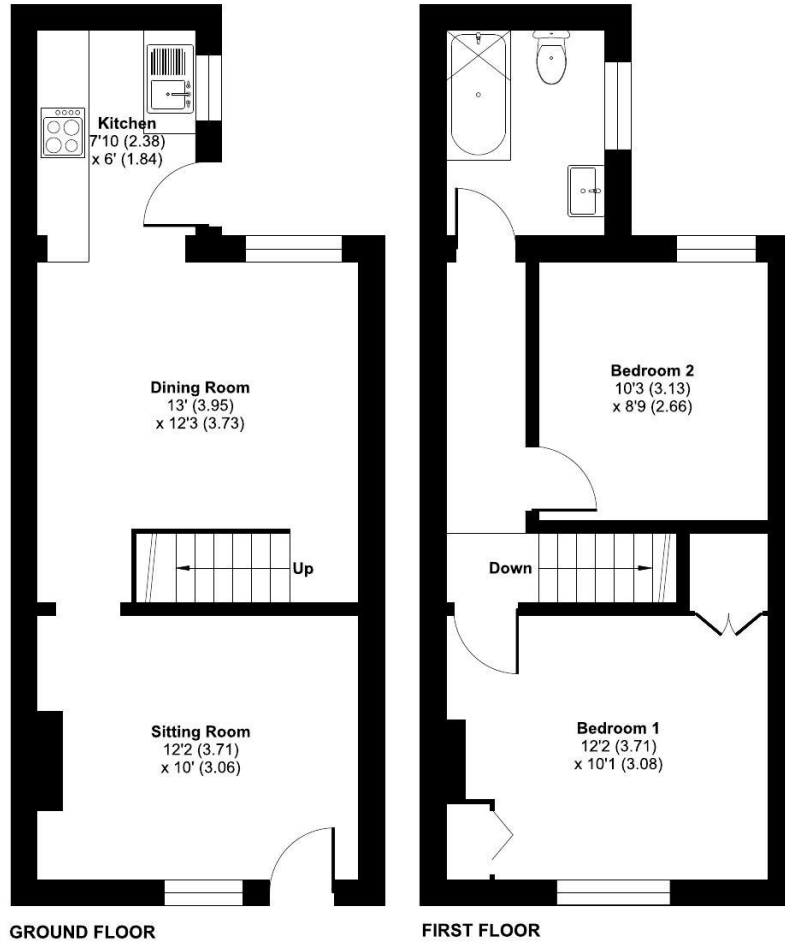
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity & water. Private drainage.

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

Date: These particulars were prepared on 26/8/26





Approximate Area = 682 sq ft / 63.3 sq m
 Outbuilding = 21 sq ft / 1.9 sq m
 Total = 703 sq ft / 65.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026.
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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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