



The Butchery, Sandwich, Kent, CT13 9DL

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The Butchery,

Sandwich, Kent, CT13 9DL

Guide Price £625,000

Freehold

Situated in the very heart of Sandwich's historic conservation area, this Grade II Listed mid terrace home presents a rare opportunity to acquire a beautifully maintained period property, currently utilised as a holiday home and offered to the market chain free. Brimming with character and charm, the property showcases a wealth of original features while having been carefully maintained and presented to a high standard, allowing for immediate occupation. Its prime central location places shops, restaurants, amenities and the train station all within easy walking distance, further enhanced by the significant benefit of a private parking space, a true rarity within this part of town.

The ground floor offers a versatile and well arranged layout, beginning with an inviting reception room currently used as a snug, centred around an exposed brick fireplace with a solid fuel burner. This leads through to a generous dining room, thoughtfully connected via a feature opening and glazed wall, creating both separation and flow between the spaces. To the rear, the property continues to impress with a fully fitted kitchen comprising solid wood base and wall units with integrated appliances, alongside a convenient downstairs WC. The principal living room is positioned at the rear and provides an excellent entertaining space, complete with a feature fireplace, ornate ceiling beams and patio doors opening directly onto the garden.

Upstairs, a central landing provides access to four well proportioned double bedrooms, offering flexible accommodation for families or guests. The main bedroom benefits from built in wardrobes and a private en suite shower room, while two further bedrooms also feature fitted storage. Two of the rooms are enhanced by vaulted ceilings with exposed beams, adding to the sense of character and individuality throughout. This level is further served by a separate shower room in addition to a family bathroom, ensuring practicality for larger households.

Externally, the property enjoys a sunny aspect rear garden enclosed by attractive walled boundaries, designed primarily for ease of maintenance with patio areas and mature shrubs lining the perimeter, creating a pleasant and private setting ideal for outdoor dining and entertaining. A timber shed provides useful external storage. Completing the offering is the highly sought after inclusion of a private parking space accessed from The Butchery, comfortably accommodating a modern vehicle and representing a rare and valuable feature for a central Sandwich property.



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

Ground Floor

Snug 4.38 x 4.65
Dining Room 4.49 x 5.24
Kitchen 3.38 x 4.61
Living Room 4.43 x 5.75

First Floor

Bedroom 1 4.26 x 4.61
En-Suite 4.62 x 4.77
Bedroom 2 4.05 x 4.53
Bathroom 2.81 x 4.06
Shower Room

External

Rear Garden 6.7 x 6.7
Shed
Private Parking Space



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

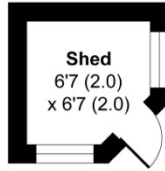
Council Tax: Band D (Dover District Council)

Agents' Notes: This property is Grade II Listed. List entry no. 1115147.

Viewing by appointment only: Finn's Sandwich
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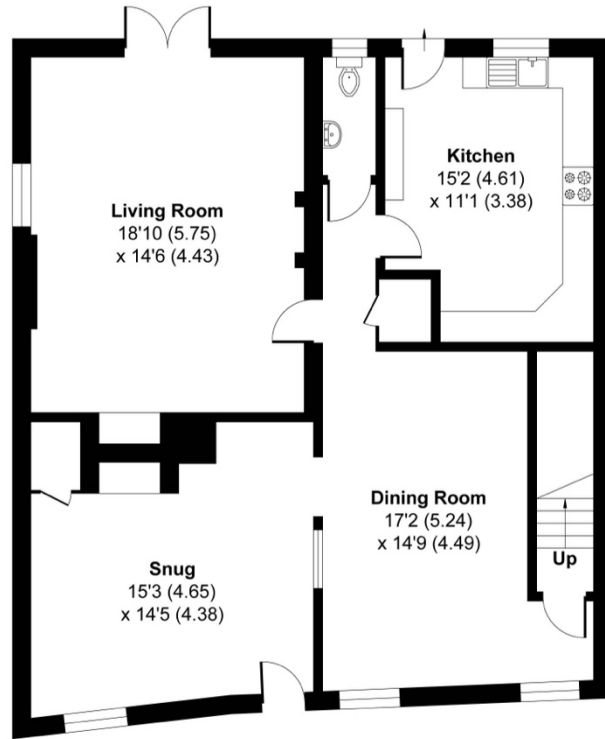
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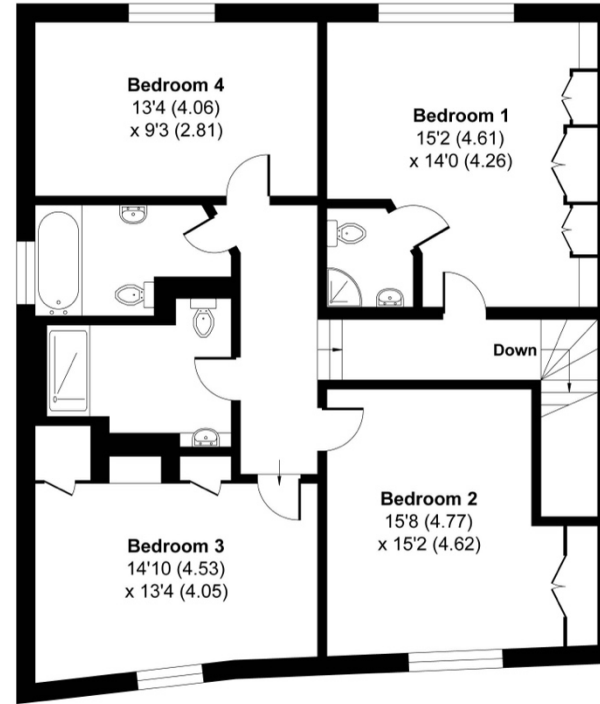


The Butchery, Sandwich

Approximate Gross Internal Area = 188.05 sq m / 2024.15 sq ft
Shed = 4.0 sq m / 43.05 sq ft
Total = 192.05 sq m / 2067.20 sq ft
For identification only - Not to scale



GROUND FLOOR



FIRST 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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