



Foxborough Hill, Woodnesborough, Sandwich, CT13 0NY

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Guide Price

Offers Over £625,000

Freehold

This well presented detached family home offers a versatile layout, generous accommodation and a thoughtfully designed annexe, all set within a pleasant village setting on the outskirts of Sandwich.

The ground floor centres around a welcoming entrance hall leading to a modern fitted kitchen with a separate utility room and cloakroom, complemented by a dedicated study or store. Entertaining space is provided by a formal dining room and a bright reception room with sliding doors opening onto the rear garden, while the impressive family room creates a real focal point with its glass lantern roof, log burner and bi-folding doors extending seamlessly onto the garden patio.

Upstairs, a central landing gives access to four well proportioned double bedrooms, including a principal suite with an en suite shower room, along with a stylish four piece family bathroom, each bedroom benefitting from built-in wardrobes.

Outside, the property enjoys a gated driveway with parking for multiple vehicles and a wrap-around lawned garden that offers both privacy and space for family life. A particular highlight is the two storey garage, with the upper floor forming a self-contained annexe complete with double bedroom and adjoining shower room, ideal for multi-generational living, visiting guests or potential short-term letting.

Woodnesborough is a charming village surrounded by open countryside, offering a welcoming community, a local village hall and beautiful walking routes. The location benefits from being just a short distance from the historic town of Sandwich, with its array of shops, schools, restaurants and mainline station, as well as the neighbouring village of Eastry which provides further everyday amenities.



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

Ground Floor

Entrance Hall	
Study/ Store	1.89 x 2.76 (max)
Kitchen	3.01 x 3.89
Utility Room	1.71 x 1.85
WC/ Cloak Room	
Dining Room	3.18 x 3.77
Reception Room	4.27 x 5.06
Family Room	4.05 x 5.06 (max)

First Floor

Landing	
Bedroom 1	3.01 x 4.93
En-Suite Shower	
Bedroom 2	2.81 x 5.00 (max)
Bedroom 3	3.09 x 3.57 (max)
Bedroom 4	2.96 x 3.09 (max)
Family Bathroom	

External

Double Garage	4.92 x 5.91 (max)
Annexe (First Floor)	2.96 x 5.65 (max)
Shower Room	



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

Council Tax: Band F (Dover District Council)

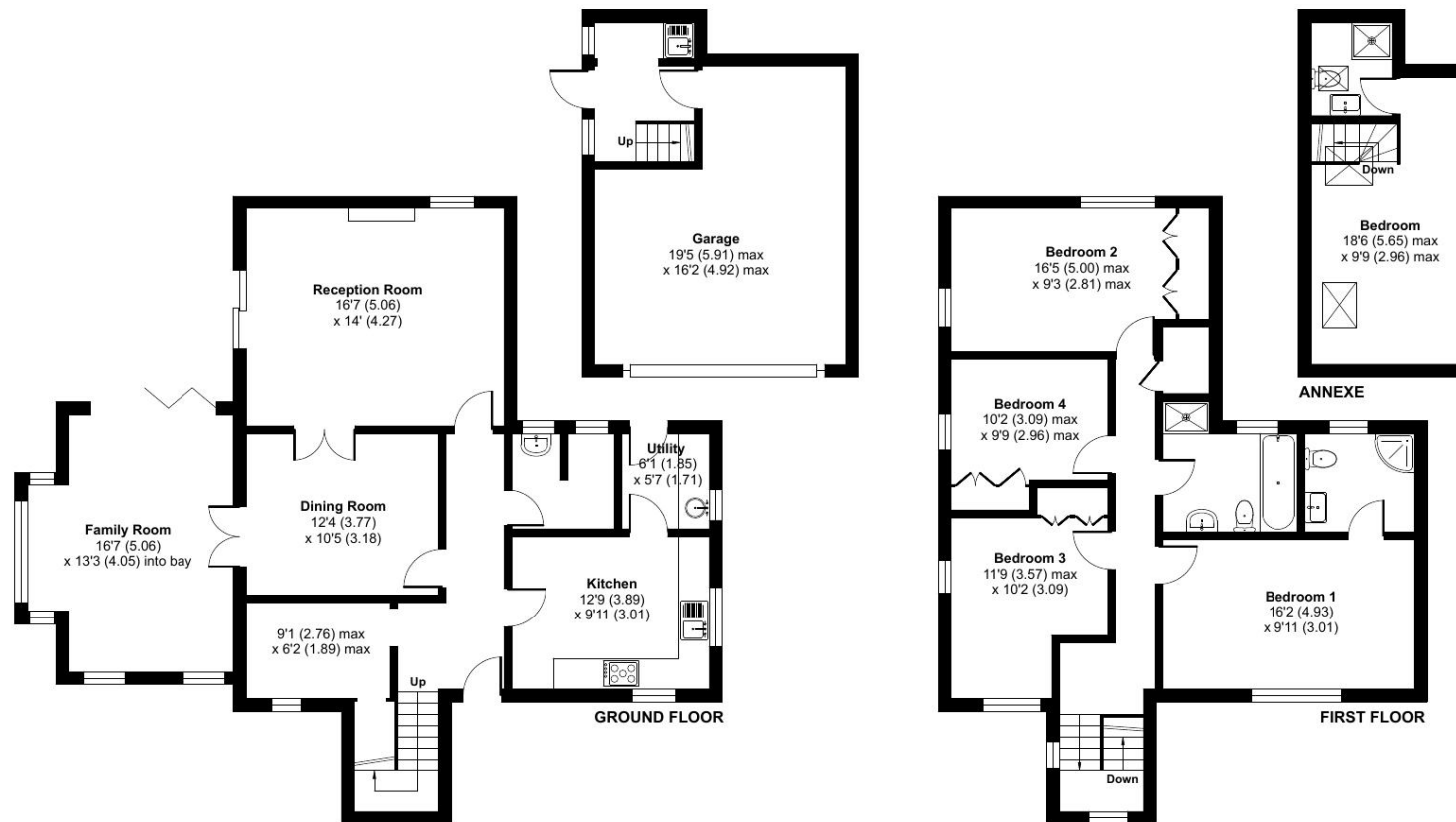
Energy Rating: Current 69 | C. Potential 74 | C.

Viewing by appointment only: Finn's Sandwich
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Approximate Area = 1772 sq ft / 164.6 sq m
Annexe = 198 sq ft / 18.3 sq m
Garage = 328 sq ft / 30.4 sq m
Total = 2298 sq ft / 213.3 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). © nichecom 2023.
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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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