

The Willows, 1 Dover Road, Sandwich, CT13 0BH

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The Willows

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Guide Price £1,700,000

Freehold

Hidden away within a private gated setting in the heart of the historic town of Sandwich, The Willows is an exceptional bespoke residence combining contemporary craftsmanship with the timeless character of traditional Kentish architecture. Individually designed and constructed by the current owners in collaboration with award-winning oak frame specialists [Norton Timber](#), the property draws inspiration from the surrounding vernacular farmhouses and historic homes that define the local area. Exposed oak framing, vaulted ceilings and carefully considered architectural detailing create a home of genuine distinction, successfully blending the warmth and atmosphere of a traditional country house with the efficiency and versatility of a modern bespoke build.

Occupying approximately 0.75 acres of beautifully landscaped grounds, The Willows represents a remarkably rare offering within central Sandwich. Despite being within walking distance of the railway station, town centre and local amenities, the property remains almost entirely concealed from its surroundings, creating an immediate sense of privacy and tranquillity once inside the grounds. Accessed via electric gates and approached along a sweeping driveway, the setting establishes the exclusivity of the home from the outset.

The architectural quality of the property is immediately apparent beneath the oak-framed entrance canopy, opening into a breathtaking reception hall centred around a striking oak staircase rising to the first-floor gallery landing above. Throughout the interior, exposed oak beams and extensive glazing create a wonderful balance of warmth, texture and natural light, while a continuous sandstone tiled floor flows throughout the ground floor accommodation.

The principal living spaces have been carefully designed with both entertaining and modern family life in mind. The living room is centred around a contemporary inglenook-style fireplace incorporating a feature log burner, subtly referencing the historic homes that inspired the architecture of the property. This impressive open-plan space flows naturally into the bespoke shaker-style kitchen, fitted with quartz stone work surfaces, a substantial central island and a range of premium integrated appliances alongside space for a traditional range cooker. A beautifully appointed utility and plant room complements the kitchen, finished to the same exacting standard.



To the rear, the dining area enjoys panoramic glazing, exposed oak detailing, a roof lantern and bifold doors opening directly onto the garden terrace, creating a superb connection between the interior and surrounding grounds. The first floor is equally impressive, arranged around a dramatic gallery landing with vaulted cathedral-style ceilings and exposed oak framing in every direction. Designed as a feature in its own right, the landing currently provides both a snug area and homeworking space, while offering flexibility for future adaptation if required.

The bedroom accommodation comprises three generous double bedrooms, all benefitting from elevated views across the gardens. The principal suite features a vaulted ceiling, Juliet balcony, concealed dressing area and a luxurious en-suite bathroom, while bedroom two also benefits from a Juliet balcony and private en-suite shower room, creating ideal guest accommodation.

Externally, the property is complemented by an extensive range of outbuildings including a substantial triple garage with mezzanine storage, a separate double garage and a timber-clad summer house currently utilised as a garden reception room and home gym. The landscaped grounds are predominantly laid to lawn and framed by mature trees, established planting and enclosed boundaries, while a striking willow tree set above a private stream and water feature creates a peaceful natural setting rarely found within such a central location.

The Willows is a truly unique home, offering an outstanding combination of architectural quality, privacy and convenience within one of Kent's most desirable historic towns, all within easy reach of renowned schools, championship golf courses, the coastline and excellent transport links to Canterbury and London.



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

Council Tax: Band G (Dover District Council)

Energy Rating: Current 83 | B. Potential 88 | B.

Agents' Notes: This property will be sold with an existing new-build structural warranty.

Viewing by appointment only: Finn's Sandwich
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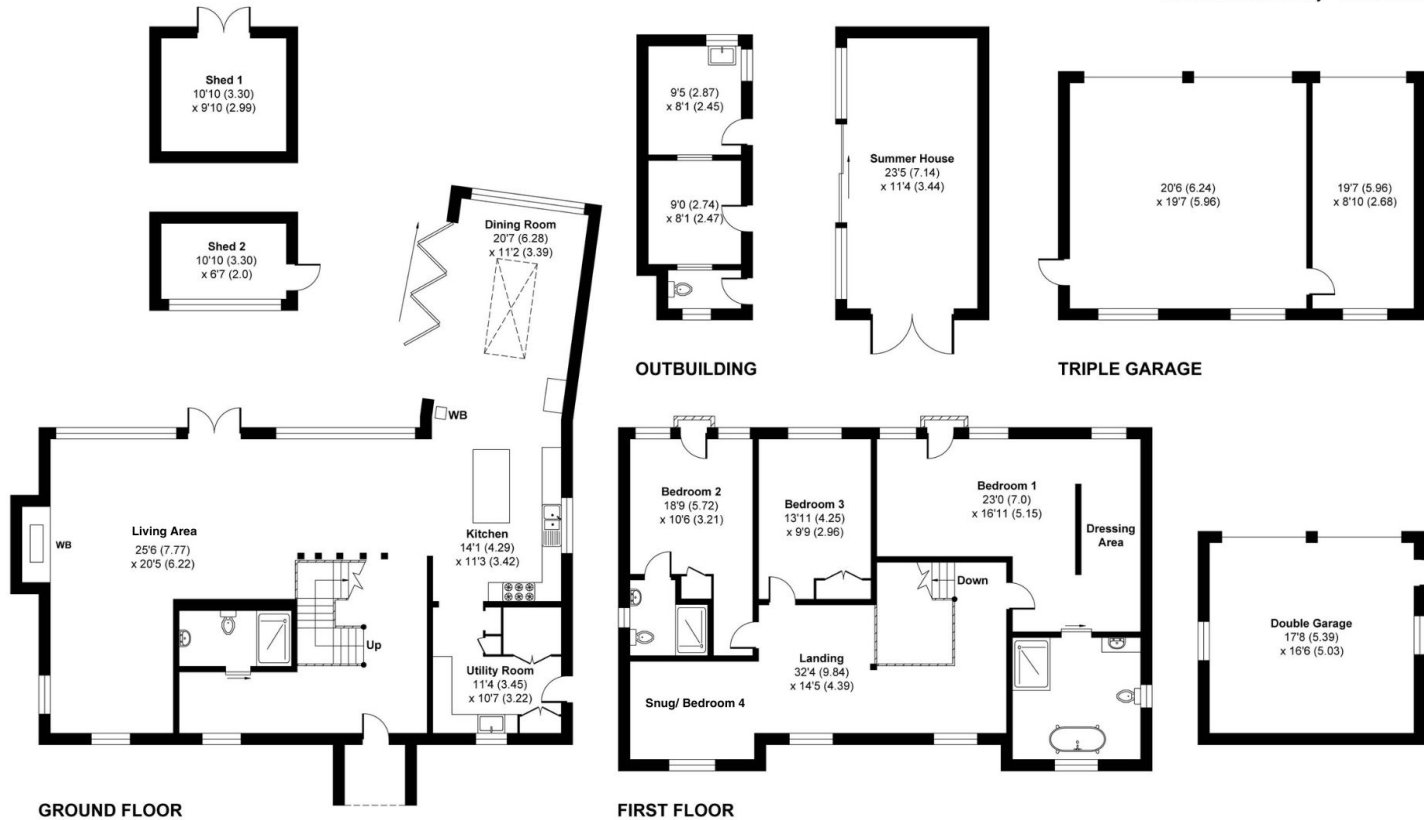


The accommodation is as follows:
 (NB: all measurements are an approximate guide only).



Dover Road, Sandwich

Approximate Gross Internal Area = 236.07 sq m / 2541.03 sq ft
 Garage = 81.17 sq m / 873.71 sq ft
 Summer House = 24.56 sq m / 264.36 sq ft
 Shed = 15.87 sq m / 170.82 sq ft
 Outbuilding = 16.37 sq m / 176.21 sq ft
 Total = 374.04 sq m / 4026.13 sq ft
 For identification only - Not to scale



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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