



Freehold



26 Tannery Lane, Sandwich, CT13 9FX

- Charming Two Bedroomed Characterful Property
- In An Exclusive & Peaceful Area Of Sandwich
- Recently Renovated To An Exceptionally High Standard
- Newly Installed Kitchen & Bathroom
- Neutral Décor & Stylish Finish
- Beautiful Conservatory & Courtyard Garden
- Garage & Off Road Parking
- Idyllic Location Close To The Centre Of Sandwich

SITUATION:

Situated in the heart of Sandwich's bustling town centre, yet close to the mainline station, quayside, and schools. The charming and historic town of Sandwich is situated on the River Stour and its historic centre is preserved as a conservation area. Its many original medieval buildings, thriving town centre and historic quayside make this an extremely popular place to both live and visit.

Sandwich has a weekly market located on the Guildhall forecourt and offers locally produced bread, meat, groceries, and flowers. Sandwich also offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras.

The local area is well served with a fine selection of state and private schools, including the renowned Sir Roger Manwood's state grammar school, a five-minute walk away and currently rated outstanding by Ofsted.

Sandwich is surrounded by lovely countryside that has many good country walks and bridle paths, whilst Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's and Princes' Golf Club.

The cathedral city of Canterbury is just thirteen miles to the west and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of high street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to highly regarded private schools and three universities. Easy access to mainland Europe is facilitated by the port of Dover just 12 miles to the south and the Channel Tunnel a further 7 miles.



DESCRIPTION:

A charming two bedroomed property built in the late 1990's in an exclusive and peaceful lane in the centre of Sandwich. This beautiful property has recently been renovated throughout and now offers a new contemporary kitchen, stylish shower room and elegant décor throughout.

Riverbank cottage is set within a unique plot, which is made up of a generous courtyard garden, private driveway and riverbank. The cottage also benefits from a vaulted wooden double glazed conservatory which offers an additional space to enjoy the wildlife that surrounds this riverbank property.

The front door opens into a stone paved entrance lobby with coat closet and stylish cloak room. An inner door then leads one into a bright and airy sitting room with French doors to the conservatory, plush carpets, neutral décor and a contemporary electric fireplace. We believe that there is an open fireplace behind which could be opened up



to incorporate a wood burning stove.

Beyond the sitting room lies a newly installed Wren kitchen with gloss units, wood effect work tops and a stainless steel sink. The space is further enhanced by metro style tiles and integrated appliances.

The double glazed, wooden framed conservatory sits adjacent to the kitchen and serves well as a ding area or additional sitting room, it opens out onto a peaceful courtyard, the perfect spot for a morning coffee.

To the first floor one will find a double bedroom with a fitted closet and high specification bespoke wardrobes, whilst the single bedroom also benefits from a built in storage. The main bathroom has recently been installed with a walk in, rainfall shower, basin over vanity unit and separate WC, the area has been beautifully finished with pale grey tiles.

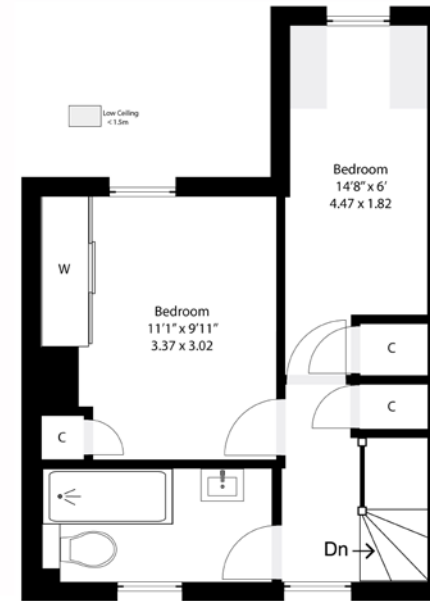
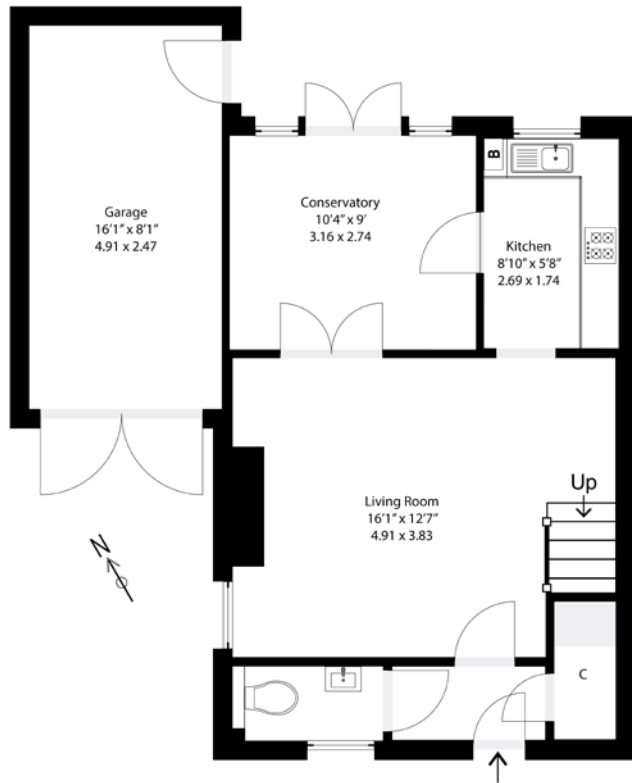
OUTSIDE:

The situation is utterly unique and completely charming with a sluice gate river running to one side of the property and a little bridge linking you directly to the medieval town centre of Sandwich, accessible by foot in just a few minutes.

To the front of the property there is a driveway that sits directly in front of the garage, this is currently used for storage but could be adapted into a workshop, art studio or hobby room.

To the rear of the property the courtyard is mainly laid with paving stones and pebbles.

Yet surrounded by wildlife and greenery including a magnificent cherry blossom tree.



TOTAL FLOOR AREA: 851 sq. ft (79 sq. m)
 HOUSE: 720 sq. ft (131 sq. m)
 GARAGE: 67 sq. ft (12 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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