



7 Blackmill Way, Sandwich CT13 0FX

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold



## 7 Blackmill Way, Sandwich CT13 0FX

- Modern Well Presented Family Home
- Three Bedrooms & Two Bathrooms
- Significantly Enhanced & Extended
- Plantation Shutters, Wood Panelling & Amtico Flooring
- Vaulted Dining Room With Bi-fold Doors
- Integral Garage, Driveway & Generous Garden
- Development On Outskirts Of Sandwich
- Train Station With Excellent Links To London

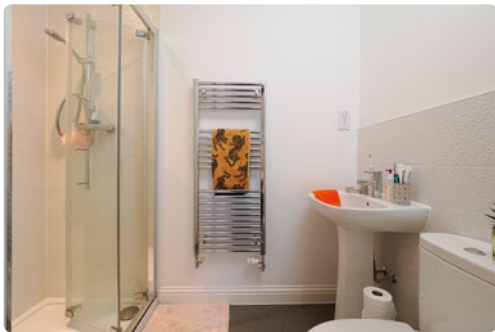
### SITUATION:

Situated just outside of Sandwich's bustling town centre, and approx. a mile 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 striking three-bedroom detached home, built in 2022 by Abbey Developments, and forms part of the desirable Montague Place Estate it nestled on the outskirts of the sought-after medieval town of Sandwich, and offers picturesque views of rural farmland.

The current owner has significantly enhanced the property with plantation window shutters, decorative wood panelling, high-quality Amtico flooring, and a stunning extension/conservatory. There is now over 1,200 sq. ft. of bright and airy accommodation, alongside a generous garden and an integral garage.

Constructed to exceptionally energy-efficient standard, the property features excellent insulation, double glazing, gas central heating, and low-energy lighting. These elements work together to ensure the home operates efficiently while minimizing its environmental footprint.

Upon entering through the UPVC front door, you are greeted by a spacious entrance hall that includes a WC, storage, and stairs leading to the first floor.

To the left, a large family sitting room awaits, complete with a front-facing window adorned with white shutters. The kitchen breakfast room is equipped with an array of wall and floor units that integrate all essential appliances.

Beyond this, the recently added triple aspect dining room, with a splendid vaulted ceiling, skylights, and bi-fold doors that open directly onto the sun terrace.

On the first floor, you will find three well-proportioned bedrooms and a tastefully appointed family bathroom, which features a shower over the bathtub. The main bedroom is enhanced by an en-suite shower room and further complemented by decorative wood panelling.

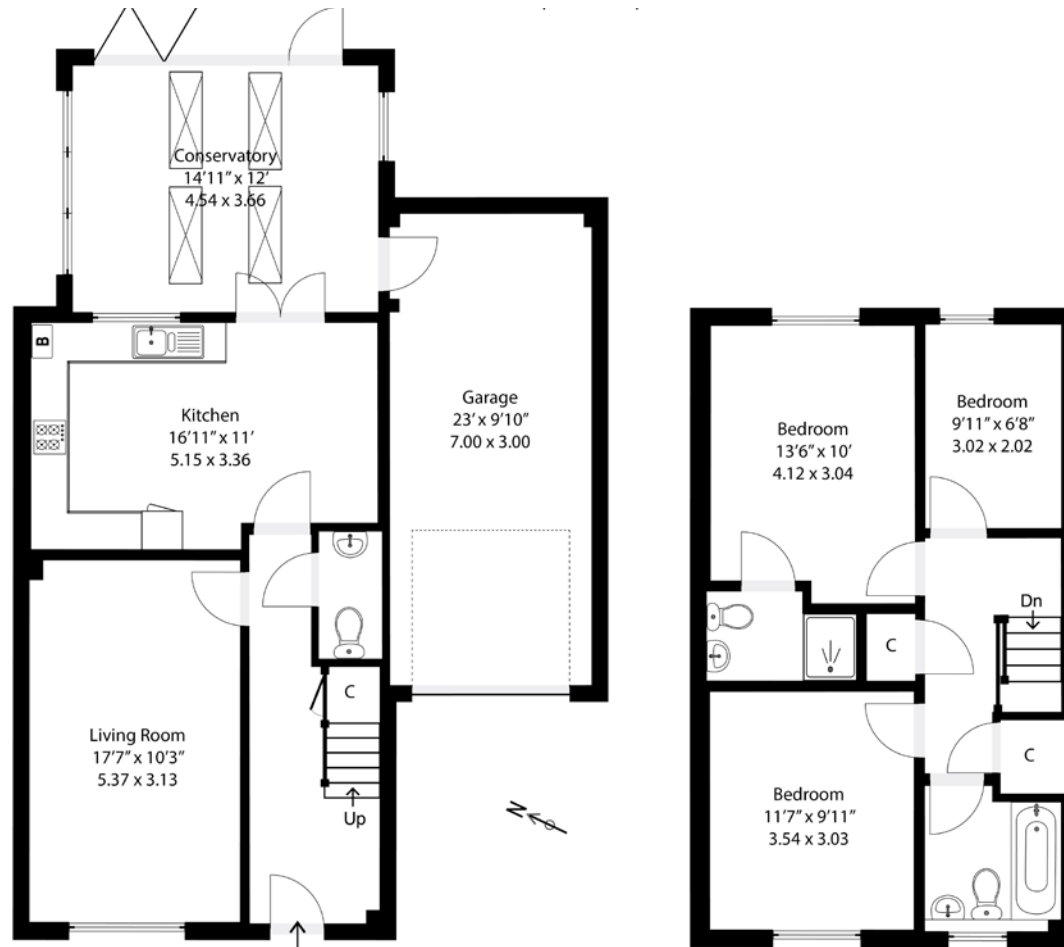
#### OUTSIDE:

A driveway leads to an integral garage, which has been thoughtfully divided to provide storage and a designated bin store, leaving the rear of the garage for a home gym/utility area.

The bi-fold doors open to a patio area that transitions seamlessly into a garden, which is primarily laid to lawn and bordered by fencing, offering a private outdoor retreat.

#### AGENTS NOTE:

A small yearly maintenance fee of approx. £200 has been put in place to cover the upkeep on communal gardens and roads within the development.



TOTAL FLOOR AREA: 1429 sq. ft (133 sq. m)  
 HOUSE: 1203 sq. ft (112 sq. m)  
 GARAGE: 226 sq. ft (21 sq. m)



EPC RATING  
 B



COUNCIL TAX BAND  
 D



GENERAL INFORMATION  
 All services are mains connected

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