



5, St. Crispin Close, Worth, Deal, CT14 0FD

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



5, St. Crispin Close, Worth, Deal, CT14 0FD

- Substantial Georgian Styled Detached Residence
- Part Of A Small & Exclusive Development
- Exceptionally Modern & Elegantly Presented
- Open Plan Living Area & Two Receptions
- Five Bedrooms & Three Luxury Bathrooms
- Fully Integrated Kitchen & Separate Utility Room
- Bespoke Window Shutters & Attractive Oak Doors
- Generous Garden, Double Garage & Driveway

SITUATION:

Worth is a picturesque village located about 3 miles inland from Deal, offering a tranquil and peaceful environment. The surrounding area is characterized by fields, farmland, and rolling countryside, yet provides a strong community with its village hall, popular primary school and two local public houses serving gastro style food.

The seaside town of Deal, is just a few miles away and has an abundance of restaurants, galleries, cafes, bars, antique shops, independent retailers and mainline station with direct links Ashford & London St Pancras. There is a well-established market on Saturdays offering artisan foods, local produce, flowers, vintage clothing and bric-a-brac. The town has a strong independent retail sector along with several more widely known shops in the town centre. The popular Astor Theatre offers musical performances, live theatre, exhibitions, movies, classes and clubs.

The medieval town of Sandwich is also just a few miles away and adorned by numerous historic homes and buildings and situated within the very heart of the town. Its many original medieval buildings, thriving town centre and historic quayside make this an extremely popular place to both live and visit.

While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants and a mainline station with a high speed link to Ashford and London St Pancras. The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's.

Canterbury is the closest city and lined with cobbled streets and picturesque medieval buildings it holds many cultural events, festivals, and theatre productions whilst offering a large selection of education which include a variety of academy, grammar and private schools, alongside three universities.



A handsome Georgian-styled, five-bedroom detached residence, built in 2018 as part of a small and exclusive development in the sought-after village of Worth, just outside the Cinque Port town of Sandwich. The property offers almost 3,000 sq. ft. of artistically presented accommodation, which has been aesthetically enhanced by the current owners who have made several improvements to an already beautiful family home. These include bespoke window shutters, fitted wardrobes, and exceptionally creative décor.



The property has been thoughtfully designed with open-plan living areas alongside two additional and extremely spacious reception rooms, whilst bi-fold doors lead to a generous west-facing rear garden. Every effort has been made to ensure the property is energy-efficient, with high-performance double glazing, excellent levels of insulation, a Hive zoned central heating system, and low-energy lighting. The façade is particularly attractive, with Georgian-style sash windows symmetrically placed on either side of the main front door, which sits between glass

panels and beneath a small canopy.

The impressive entrance hall has a well-appointed cloakroom and leads through to the family living area, which spans the full width of the house and connects to the garden via bi-fold doors. The kitchen has been fitted with an array of contemporary units that integrate all main appliances, including a full-height fridge/freezer, double Bosch oven, wine fridge, and dishwasher. The space is further enhanced by a large granite-topped island with a vented induction hob. A utility room offers plenty of space for laundry appliances, with access to the side of the garden.

The sitting room can be closed off from the main living area, or the French doors can be left open, making the space perfect for entertaining. Windows have been dressed in bespoke plantation shutters, whilst the chimney breast has an opening perfect for installing a wood-burning stove. Opposite the hallway is another large reception room, currently used as a playroom.

On the first floor, there are three double bedrooms and a well-appointed family bathroom. The main bedroom has a fully fitted dressing room with an abundance of full-height Fox wardrobes, this leads into a luxury en-suite, with free standing slipper bath, walk in shower and double vanity basins. On the second floor, there are two dual-aspect 28ft bedrooms, which share a beautifully appointed shower room. The space on this second floor is impressive and ideal for children or teenagers sharing.

OUTSIDE:

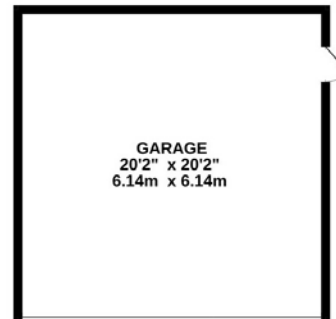
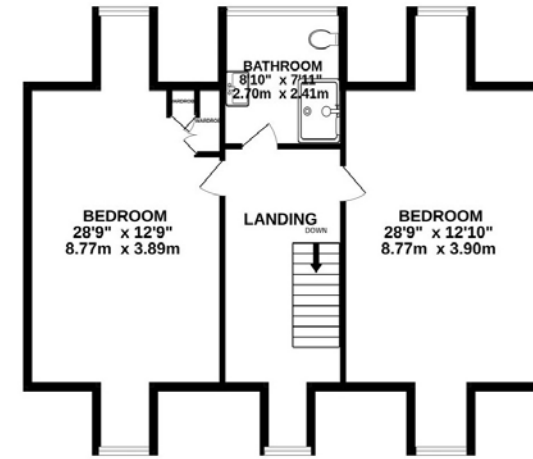
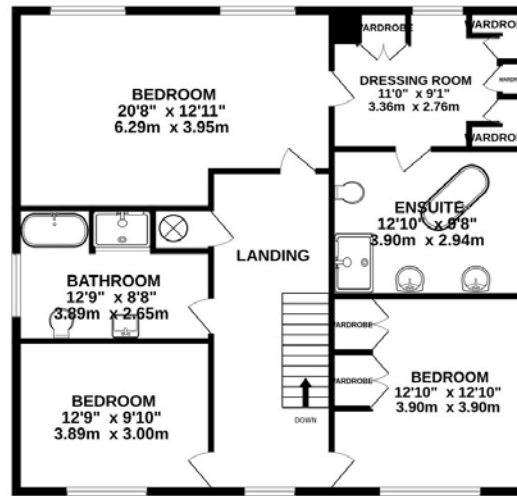
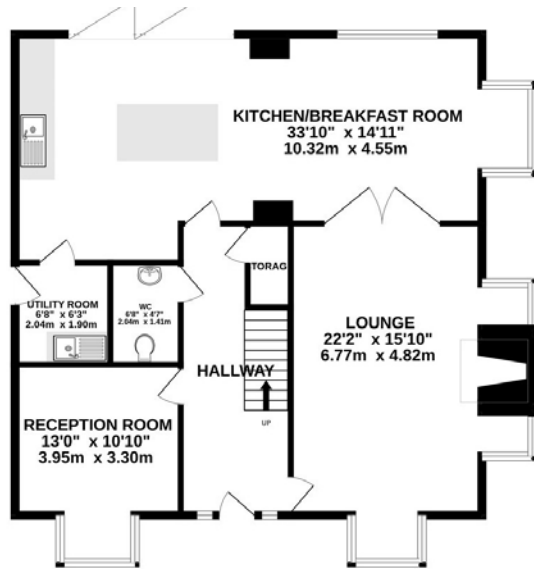
The property has a sizeable southwest-facing garden, which is mainly laid to lawn with a large patio area spanning the full width of the house. The garden is enclosed by a brick wall and smart wooden fencing, whilst to the front, there is parking for several cars in front of the double garage. The garage has the potential for conversion, as others have done in this development. There is potential for either a home gym, art studio, or a self-contained annexe (STPC).











TOTAL FLOOR AREA: 3261 sq. ft (303 sq. m)



EPC RATING
B



COUNCIL TAX BAND
G



GENERAL INFORMATION
All services are mains connected

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