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Street Farm House, The Street, Woodnesborough

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Street Farm House, The Street, Woodnesborough, Sandwich, Kent, CT13 0NF

Offers in the Region of £725,000

Street Farm House is an imposing and elegant Grade II Listed Georgian residence. This hidden gem is set back from the street and boasts grounds of approximately 0.6 acres which are divided by the driveway and includes a separate orchard totalling nearly 0.3 acres. This impressive home which was built circa 1730 (with elements that are believed to date back to circa 1650) maintains much character and a wealth of period features which include fine wood panelling, large inglenook fireplace, sash windows and exposed timbers. The accommodation is spacious, versatile and comprises drawing room, sitting room/snug with double doors leading on to a terrace and garden, fitted kitchen/breakfast room with Aga. The first floor has a stunning principle bedroom suite with steps leading down to a spacious en suite bathroom. There are two further double bedrooms and a family bathroom completing the first floor with three double bedrooms occupying the second floor with wonderful vaulted ceilings. As well as the immediate gardens that surround the house, there is an old orchard amounting to nearly 0.3 acres which may have potential for further development, subject to the necessary planning consents.

Situated within the rural village of Woodnesborough, which benefits from a recently built and socially active village hall, it is located approximately 1 1/2 miles from the historic Cinque Port town of Sandwich which offers a range of amenities including; supermarket, shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses, choice of schools and leisure facilities, with a mainline station having high speed services direct to London St. Pancras and frequent trains to London Charing Cross. The busy coastal port of Dover is approximately 6 miles away and the Cathedral City of Canterbury is approximately 15 miles distant.

Viewing: By appointment through Finn's, Sandwich tel: 01304 612147

Services: Mains gas, water, electricity and mains drainage.

Council Tax: Band G according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were amended on: 23rd February 2018

The accommodation is as follows:

(NB: all measurements are an approximate guide only).

Entrance Hall: 15' 10" x 7' 5" (4.82m x 2.26m). Wooden panelling to walls, staircase leading to the first floor and arched doors to:-



Dining Room: 15' 10" x 14' 0" (4.82m x 4.26m). Two sash windows to front, fireplace, exposed wooden flooring.

Sitting Room: 24' 1" x 15' 11" (7.34m x 4.85m). Dual-aspect room with three sash windows to front and further window to side, inglenook fireplace with stone hearth and bressumer beam over. Wood panelling to walls further cast iron fireplace, small storage cupboard and door to:-

Kitchen/Breakfast Room: 16' 0" x 15' 10" (4.87m x 4.82m). Exposed brick fireplace housing Aga range cooker and original brick bread oven, a well-fitted kitchen with a range of matching base and wall units with work surfaces over. 1 1/2 bowl ceramic sink unit with further cupboards below, electric oven with hob and extractor hood over, integrated fridge and separate freezer, tiled floor, windows to both sides, external rear stable door and step down to:-

Snug/Family Room: 14' 3" x 13' 5" (4.34m x 4.09m). Dual-aspect room with window to side and French doors to rear, fireplace with pine surround, exposed wooden flooring.

Inner Hallway: Access from the kitchen/breakfast room.

Reception Hall: Wooden flooring, under stairs storage cupboard, window to rear and door to:-

Utility/ Cloak Room: Window to side, space and plumbing for washing machine, dishwasher, tumble dryer and fridge or freezer. Low level WC, wash basin and tiled flooring.

First floor landing.

Master Bedroom Suite: 15' 2" x 12' 0" (4.62m x 3.65m). Two sash windows to front, cast iron fireplace and door to:-

En-suite: Window to rear, jet spa bath, low level WC, two wash basins, walk-in shower, tiled floor and part tiled walls and chrome towel rail.

Bedroom 2: 16' 7" x 13' 5" (5.05m x 4.09m). Two windows to front, feature brick fireplace.

Bedroom 3: 16' 0" x 10' 8" (4.87m x 3.25m). Two windows to front, interlinking door to master bedroom, stained glass glassed window panel.

Family Bathroom: Jet spa bath, low level WC, wash basin, tiled flooring and part tiled walls, chrome towel rail, window to rear and storage cupboard.

Second Floor Landing: Half landing having window overlooking the rear and doors leading to:-

Bedroom 4: 15' 2" x 12' 0" (4.62m x 3.65m). Dual-aspect with windows to front and side, vaulted ceilings with exposed timbers.

Bedroom 5: 13' 3" x 11' 11" (4.04m x 3.63m). Window to front, vaulted ceilings and exposed timbers.



Bedroom 6: 17' 1" x 7' 7" (5.20m x 2.31m). Window to rear, vaulted ceiling and exposed timbers.

Outside: The rear garden measures approximately 60' x 30' and is mainly decked with a gravelled area and access to the side. The side garden measures approximately 80' x 20' and has an area which is used for parking.



Total area: approx. 278.9 sq. metres (3001.7 sq. feet)
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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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The Brick Barn
Court Road
St Nicholas at Wade
Kent CT7 0PT
Tel: 01843 848230

