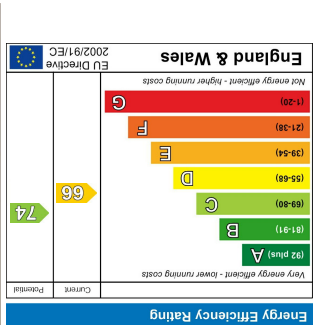


www.milesandbarr.co.uk/referral-fee-disclosure

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



ELIZABETH DRIVE SANDWICH



ELIZABETH DRIVE
SANDWICH

£540,000

- AWARD WINNING DEVELOPMENT
- Four Bedrooms
- En-Suite to Main Bedroom
- Village Location
- Immaculately Presented
- Period Features
- Open Plan Living
- Home Office

LOCATION

The historic Medieval market town of Sandwich, is named after the eighteenth century aristocrat, The Fourth Earl Of Sandwich, John Montagu, he requested that his staff bring him meat tucked between two pieces of bread, with others then ordering "The same as Sandwich". A museum is now housed within the Guildhall which was built in 1579, it is possible to see the Magna Carta here along with the sister document the Charter Of The Forest dating from 1300, not far from the distinctive Toll Gate are the Salutation Gardens designed in 1912 by Sir Edwin Lutyens, a beautiful garden and place for afternoon tea. This quaint town is one of the Cinque Ports and is situated on the River Stour with water-based communities both upstream and downstream including a seal colony which can be viewed from vessels in the estuary where the river meets Pegwell Bay. Famous Golf Courses include Royal St Georges and Princes where the British Open Tournament has been held on a couple of occasions, the area is also hugely important for migrating birds with the British Trust for Ornithology operating from their base at Sandwich Bay which is within the desirable residential private estate. Sandwich town is made up of often narrow streets with excellent examples of timber framed buildings, to the extent that Strand Street has the longest unbroken stretch of such buildings in England. This charming town feels like a village and has a real sense of community and a quieter pace of life where independent retail can still be found.

ABOUT

** Award Winning Property **

Miles & Barr are delighted to bring to the market this beautifully presented four bedroom home in the popular location of Hammill.

The ground floor compromises of open plan living and dining space which leads through to the spacious kitchen area and utility room. The ground floor also has a home office and separate WC. The first floor boasts 3 double bedrooms, with an en-suite to the master, a further single bedroom and family bathroom.

Externally there is a good size rear garden which wraps around the property allowing plenty of outside space also.

Whilst being in fantastic condition throughout, this property still has period features to uphold the history of the building. Going up the stairs you will notice steel roof struts which uphold the character and heritage of the warehouse's industrial past. The history of The Engine Sheds, dates back over 100 years! Originally built to serve Hammill Colliery in the early 20th century but closing down in 1914.

Viewings of this property are essential and can be arranged by contacting Miles & Barr who are acting as sole agents.

Please note that under section 21 of the Estate Agents Act, Miles and Barr declare an interest in this property.

DESCRIPTION

- Entrance
- Entrance Hall
- Cloakroom 3.11 x 5.10 (0.91m.3.35m x 1.52m.3.05m)
- Home Office 8'3 x 12'6 (2.51m x 3.81m)
- Living / Dining 25 x 12'3 (7.62m x 3.73m)
- Kitchen 10'11 x 12'6 (3.33m x 3.81m)
- Utility Room 4'11 x 12'6 (1.50m x 3.81m)
- First Floor
- Landing
- Master Bedroom 12'6 x 19'8 (3.81m x 5.99m)
- En Suite 4'11 x 12'5 (1.50m x 3.78m)
- Bedroom Two 11'4 x 12 (3.45m x 3.66m)
- Bedroom Three 12'6 x 11'6 (3.81m x 3.51m)
- Bedroom Four 10'8 x 8'4 (3.25m x 2.54m)
- Bathroom 7'10 x 8'10 (2.39m x 2.69m)
- Exterior
- Front Garden
- Rear Garden

