

CHRISTOPHER HODGSON

Sandwich

19 Johns Green, Sandwich, Kent, CT13 0DE

Freehold

A superb, newly completed family home situated in a desirable cul-de-sac on the outskirts of Sandwich, approximately 1 mile from the town centre and 6 miles from the coastal town of Deal, both of which provide an excellent range of amenities, good schooling options, and mainline train stations with high speed services to London.

This spacious detached house has been designed to an exacting standard and finished to a high specification throughout. The accommodation is arranged on the ground floor to provide an entrance hall, a large open-plan living room with contemporary kitchen and bi-folding and casement doors opening to the garden, a study and a cloakroom. To the first floor there are four double bedrooms and two stylish bathrooms including an en-suite shower room to the principal bedroom. There is underfloor heating to the ground floor and an air source heat pump contributes towards reduced running costs.

The South Westerly facing rear garden extends to 48ft (15m) and incorporates a porcelain stone terrace and a garden studio which would suit a variety of uses. An integral garage and driveway provide off street parking for a number of vehicles. 10 year warranty provided by Build-Zone. No onward chain.

LOCATION
St Johns Green is a quiet residential cul-de-sac on the outskirts of Sandwich, approximately 1 mile from the town centre. Sandwich was one of the Cinque Ports and still has many original medieval buildings with its historic centre well preserved, including gates in the old town walls, churches and almshouses. Sandwich Bay is home to nature reserves and two renowned golf courses, Royal St George's and Prince's. The town is also home to educational and cultural events. Sandwich train station has access to the mainline railway network with frequent trains to Canterbury, and high speed services to London. The coastal town of Deal is 6 miles distant, and the Cathedral city of Canterbury is 14 miles away with its wealth of cultural and leisure amenities including the new Marlowe Theatre, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The area has good schooling options for all age groups.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Living Room / Kitchen 23'11" x 23'8" (7.30m x 7.21m)
- Study 9'0" x 7'7" (2.74m x 2.30m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 14'7" x 12'8" (4.45m x 3.86m)
- En-Suite Shower Room
- Bedroom 2 14'1" x 10'11" (4.29m x 3.33m)
- Bedroom 3 16'3" x 9'0" (4.95m x 2.75m)
- Bedroom 4 12'5" x 8'9" (3.78m x 2.67m)
- Bathroom

OUTSIDE

- Garden 48'3" x 37'4" (14.71m x 11.38m)
- Garden Studio 12'11" x 6'3" (3.94m x 1.91m)
- Integral Garage 16'5" x 8'6" (5.00m x 2.59m)

WARRANTY
10 year warranty provided by Build-Zone.

















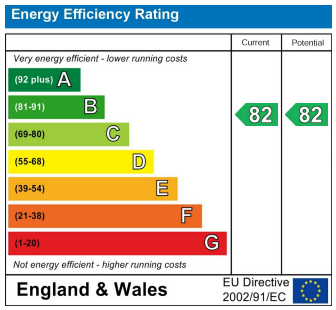




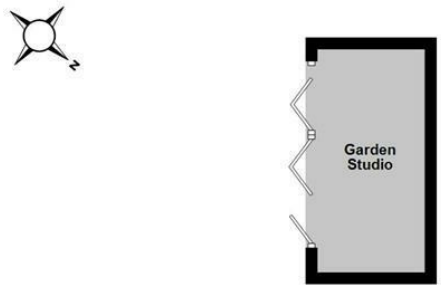
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ENERGY PERFORMANCE CERTIFICATE



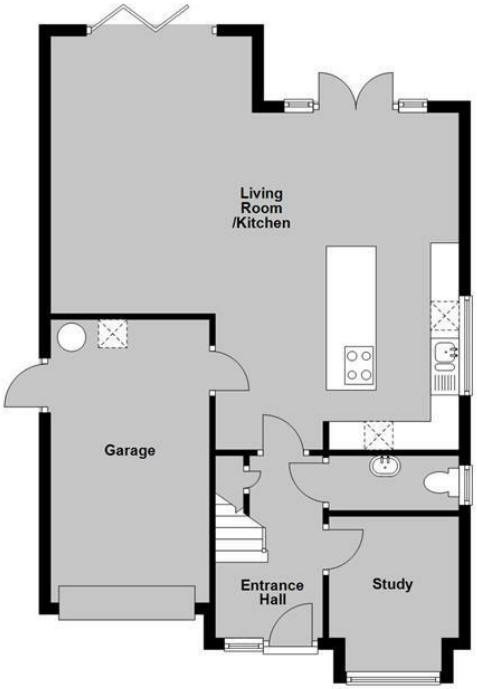
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Ground Floor

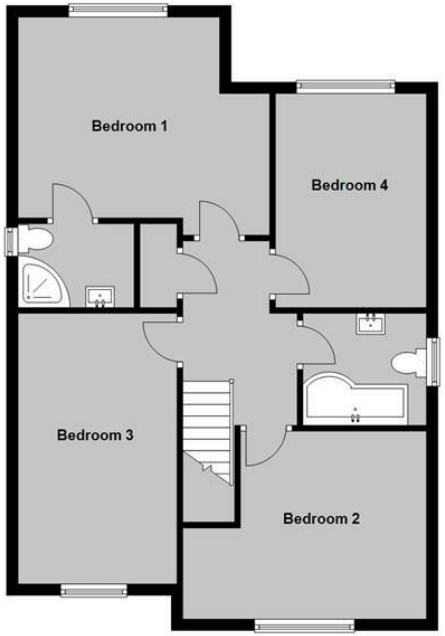
Main area: approx. 56.0 sq. metres (602.7 sq. feet)

Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)
Plus outbuildings, approx. 7.5 sq. metres (80.8 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.7 sq. feet)



Main area: Approx. 126.0 sq. metres (1356.4 sq. feet)

Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)
Plus outbuildings, approx. 7.5 sq. metres (80.8 sq. feet)

FOR COASTAL, COUNTRY & CITY LIVING

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