



The Vicarage Brook Street, Sandwich, CT13 0HR **£1,800 Per Calendar Month**

Nestled in the charming village of Eastry, Sandwich, this delightful detached house offers a perfect blend of comfort and elegance. Spanning an impressive 1,927 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The living room is particularly inviting, featuring a stunning fireplace and a vaulted ceiling that adds a touch of grandeur to the space.

With four well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests. The property is set in a private and secluded position, allowing for a peaceful retreat from the hustle and bustle of everyday life.

For those with vehicles, the property offers parking for up to four cars and an integrated garage.

The property is offered for a short term let of approximately one year. Pets considered, sorry no smokers. Applicants will require minimum household income of £54,000.00.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Wooden glazed front door, coir mat, radiator, doors to:

Hallway

Fitted carpet, radiator, understairs storage cupboard, thermostat, stairs to first floor

Cloak Room

Vinyl flooring, White WC, wash hand basin with tiled splashback, double glazed window, heated towel rail.

Study 13'3" x 12'1" (4.05 x 3.69)

Fitted carpet, dual aspect double glazed windows, 2 x radiators.

Living Room 14'9" x 16'7" (4.50 x 5.06)

Herringbone Parkay flooring, vaulted ceiling with exposed beams, exposed brick chimney with fireplace, dual aspect double glazed windows, radiator.

Dining Room 16'1" x 12'6" (4.91 x 3.82)

Fitted carpet, double glazed patio door and double glazed window, radiator.

Kitchen 9'9" x 10'8" (2.99 x 3.26)

Tiled flooring, range of matching wall and base units with wood effect front and granite effect worksurfaced with tiled splashback. Stainless steel sink and drainer, plumbing for dishwasher, space for cooker, space for fridge/freezer. 1/2 glazed wooden door with double glazed window to side. Radiator. Double fitted pantry cupboard.

Utility Room 9'9" x 5'1" (2.99 x 1.57)

Tiled flooring, range of matching base units with wood effect front and granite effect worksurfaced with tiled splashback. Stainless steel sink and drainer, recess with plumbing for washing machine. Ideal condensing gas boiler, central heating / hot water controls. 2 x Double glazed windows, radiator. Door to:

Integral Garage 9'9" x 19'3" (2.98 x 5.87)

Up and over door, fuse board, power and light, pedestrian door to rear garden.

FIRST FLOOR

Stairs & Landing

Fitted carpet, 2 x Velux windows, fitted cupboards, radiator.

Bedroom One 9'1" x 12'7" (2.77 x 3.86)

Fitted carpet, double glazed window, radiator, 2 x double fitted wardrobes.

Bedroom Two 13'3" x 10'0" (4.05 x 3.07)

Fitted carpet, double glazed window, radiator, double fitted wardrobe, wash hand basin in vanity unit with tiled splash back and mirror and shaving light above.

Bedroom Three 9'8" x 9'6" (2.96 x 2.92)

Fitted carpet, double glazed window, radiator

Bedroom Four 6'10" x 12'7" (2.09 x 3.86)

Fitted carpet, dual aspect double glazed windows, radiator

Bathroom

Mosaic tile effect vinyl flooring, white bathroom suite comprising of bath with fully tiled walls surround, shower screen and electric shower above. Wash hand basin with tiled splashback, mirror and shaving light above. Heated towel rail, double glazed window, extractor fan.

Cloak Room

Mosaic tile effect vinyl flooring, WC, heated towel rail, double glazed window, airing cupboard with hot water cylinder.

OUTSIDE

Front - The property is set back from a quiet road in the centre of the village, with tarmac driveway providing parking for 3/4 vehicles leading to integral single garage.

Side & Rear - The majority of the gardens are to the side and rear of the property, the gardens are mainly laid to lawn with mature shrubs and hedges to the boundaries.

GENERAL INFORMATION

Rent £1,800.00 per calendar month

Holding Deposit £415.38

Deposit £2,076.92

Tenancy An Assured Periodic Tenancy. The landlord has advised they will likely require possession in 12 months for their own use under Ground 5 of the Housing Act 1988.

Restrictions No smokers. Family pets considered. No more than 3 sharers permitted.

Viewings Strictly by prior appointment with the agent

Authority Dover District Council - Band G

EPC D - 62

Minimum Household Annual Income Required £54,000.00

Photos & Virtual Tour created June 2026

Verified Material Information

Tenure: Freehold

The building

Detached house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Garage and Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Incorrect data

In Conservation area PT439312: Eastry Conservation Area.

No tree preservation order

Title register restrictions (TT14666):

- There is a rule stating that the property cannot be sold or transferred unless the sale follows the requirements of the New Parishes Measure 1943 or another similar legal authority. This ensures the seller has the proper legal permission to complete the sale.

Coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

