



Woodnesborough, Sandwich

Guide Price £1,100,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



2 Manor Barn, The Street
Woodnesborough
CT13 0NH

Description

Manor Barns is a most impressive attached characterful and charming GII listed barn dating to 17th Century, and has been beautifully and sympathetically converted to a particularly high standard and specification in 2000. Construction is weatherboarded timber framed on tarred English bond, brick plinth, steeply pitched roof, and two double doored impressive cart entrances. Internal features boast a wealth of exposed beam work, immense vaulted ceilings, galleried landing, beautiful jewelled aisle posts, crafted internal latch doors and oak flooring completes the look for this truly stunning and stylish converted barn.

Features

Reception Hall, Sitting Room, Dining room, Kitchen Breakfast room, Utility, boiler room, WC. First Floor Galleried Landing, Master bedroom En-Suite Bathroom, Four Further Bedrooms, Family Bathroom. Annexe, Double garage. Ground of about an acre.

Outside

The property is approached via a private drive which leads to gravel parking area providing ample parking and also gives access to the double garage. A picket fence and gate open to pathway leading to front entrance. The gardens are mainly laid to lawn and sweep around the property and there are various well stocked herbaceous borders, newly planted yew trees, mature trees and shrubs, and to the rear of the property is a further enclosed garden currently arranged as a tropical garden, and sun terrace to enjoy alfresco dining. To the front, there is an enclosed stunning David Austin rose garden, circular and paved areas, trellis fencing and wild flower borders.



Situation

The property is tucked away at the end of a private drive approached by a single-track lane and surrounded by adjoining farmland. Woodnesborough is a small village with its beautiful GII St Marys The Virgin church, and village hall and lies to the east of the very popular cinque Port town of Sandwich, where you can find a verity of individual shops restaurant and public house. The Cathedral City of Canterbury is around 13 miles and offer an excellent shopping centre many cultures interest, good choice of school both in the state and private sectors, grammar school are also in Sandwich. Leisure facility in and around the area include sports centre and swimming pools, championship cricket, excellent choice of golf course to include Princes at Deal the Royal St Georges at Sandwich, fishing and water sports can be found along the coasts. Connections are also good with regular bus services operating into the neighbouring villages, The A2 links into the M20 and other motorway networks. The high-speed train now operated from Sandwich and Dover into London St Pancras. The Port of Dover and the channel tunnel terminal at Cheriton both operate services to the continent.

Property information

Services : Main's water, mains electric, shared private drainage, LPG gas.

Local Authority: Dover district council, 01304 821199

Council tax band: TBC

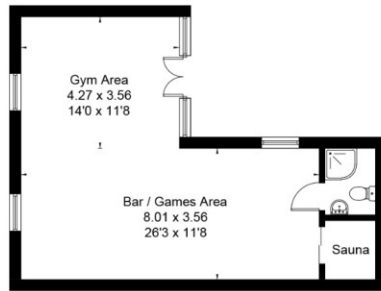
Fixture and fittings are excluded from the sale but may Be available by separate negotiation.

Viewings : Strictly through Whitney Homes 01303 262853 or info@whitneyhomes.co.uk

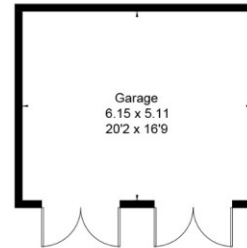




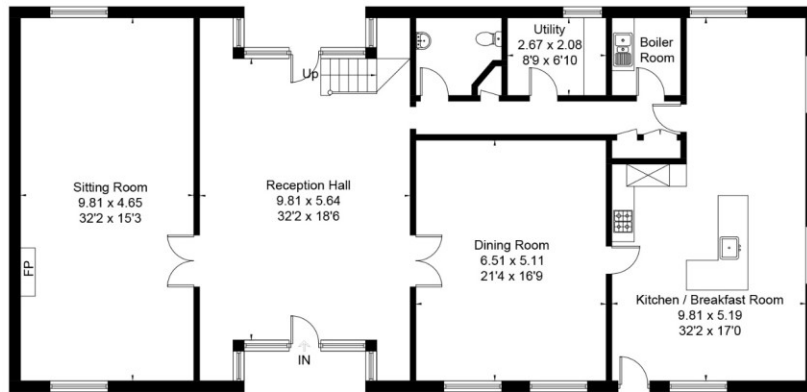
Approximate Floor Area = 345.6 sq m / 3719 sq ft
 Garage = 31.7 sq m / 341 sq ft
 Outbuilding = 48.5 sq m / 522 sq ft
 Total = 425.8 sq m / 4582 sq ft



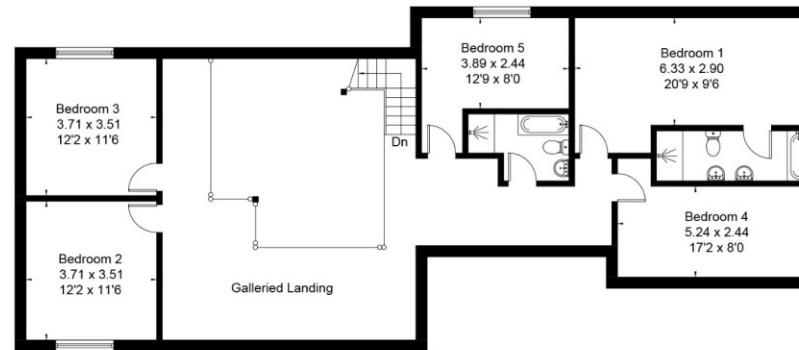
Outbuilding
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
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