



Stuart House  
Delf Street, Sandwich, Kent

## A fine Grade II\* listed property with extensive accommodation located at the heart of the medieval town

An imposing and elegant detached home arranged over three floors and featuring a host of period features. The property also benefits from a detached cottage annexe. Sitting at the heart of the medieval Cinque Port town, it is close to the River Stour, town centre amenities and the train station.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN CENTRE**



**4,079 SQ FT**



**GUIDE PRICE  
£1,625,000**



### The property

Stuart House is a fine Grade II\* listed house set in the heart of the picturesque town of Sandwich, which is full of wonderful historic buildings. Stuart House enjoys an enviable position within this environment, being set back behind a high, Grade II listed wall, providing a secluded oasis.

The origins of the house are that of a timber-framed building, whilst an early 19th century façade gives a pleasing late Georgian appearance with symmetrical fenestration.

The front door opens to an elegant entrance hall with formal reception rooms either side. The drawing room occupies the full depth of house with a fireplace as a focal point and French doors leading to the garden. Pretty shelved alcoves and dado height panelling are delightful features. The dining room enjoys similar period details and large windows, being conveniently located adjacent to the kitchen.

The generous kitchen/breakfast room occupies a later wing with tall arched windows and glazed doors. Arranged around an Aga and an island, it is a great family space with plenty of room for a table or sofa. There is a utility room, cloakroom and boiler room. A doorway leads into a beautiful orangery-style garden room with a flagstone floor and glazed lantern atop. It is a lovely spot from which to enjoy the garden. There is also a generous cellar

On the first floor the principal bedroom is double aspect and has a generous en suite bathroom which can also be accessed from the landing. Two further bedrooms have a Jack and Jill bathroom between them.

The second floor completes the ample bedroom accommodation with two well-proportioned bedrooms again with a Jack and Jill bathroom.







## Outside

Stuart House is set back behind a substantial Grade II listed wall. A pedestrian gate opens to reveal the house set in glorious gardens.

In the corner of the garden a pretty Grade II listed building provides a garage with a charming annexe above. The accommodation comprises an en suite bedroom, a kitchen and sitting room from which doors open to a balcony/deck.

The walled garden includes a lawned front garden bordered by mature planting and, to the side, a parterre garden, a gravelled garden with central water feature, two sheds, numerous seating areas and a block-paved terrace, the whole ideal for entertaining and al fresco dining.

## Location

Stuart House sits in the Conservation Area at the heart of the ancient Cinque Port town of Sandwich, close to the River Stour and Gazen Salts Nature Reserve. One of the finest medieval towns in England, Sandwich provides independent and high street shopping, pubs, restaurants, cafés and cultural attractions, together with a good range of primary and secondary schooling in both state and private sectors.

Nearby Deal and the shopping centre and cinema at Westwood Cross offer further amenities, while Dover and Canterbury both offer extensive facilities. The area has three championship golf courses including 'The Open' course at Royal St. George's. There is wonderful walking in all directions from the town, and lovely sandy beaches within easy reach.

Transport links are excellent: Sandwich station offers regular services to London, the A256 dual carriageway links to the A2/M2 and M20/A20 and the Channel Ports.



## Distances

- Sandwich High Street 0.3 mile
- A256 (Eastry Bypass) 1.4 miles
- Deal 6.2 miles
- Westwood Cross 8.4 miles
- A2 (Boughton Bypass) 9.3 miles
- Canterbury 13.1 miles
- A20/M20 junction 17.2 miles
- Dover 21.4 miles
- M2 (Junction 7) 26.4 miles
- London City Airport 71.7 miles
- London Gatwick Airport 78.3 miles
- Central London 80.9 miles

## Nearby Stations

- Sandwich (London St Pancras from 88 minutes)
- Minster
- Deal

## Key Locations

- Gazen Salts Nature Reserve
- Richborough Roman Fort & Amphitheatre
- Sandwich Bay Beach
- Princes Golf Club
- The Royal St. George's Golf Club
- Sandwich Quay

## Nearby Schools

- Sandwich Infant and Junior Schools
- Sir Roger Manwood's School
- Sandwich Technology School
- Worth Primary School
- Eastry C of E Primary School
- Northbourne C of E Primary School
- Northbourne Park School
- Minster C of E Primary School
- Ash Cartwright and Kelsey C of E Primary School
- St. Faith's at Ash School





The Cottage



The Cottage

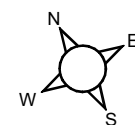
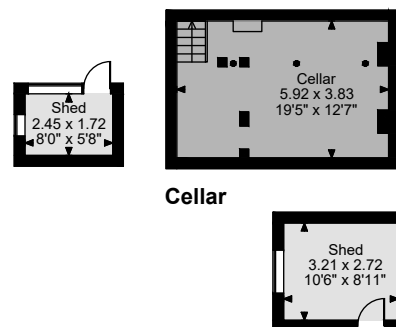
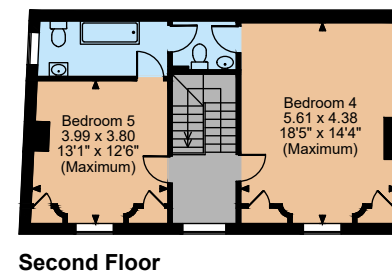
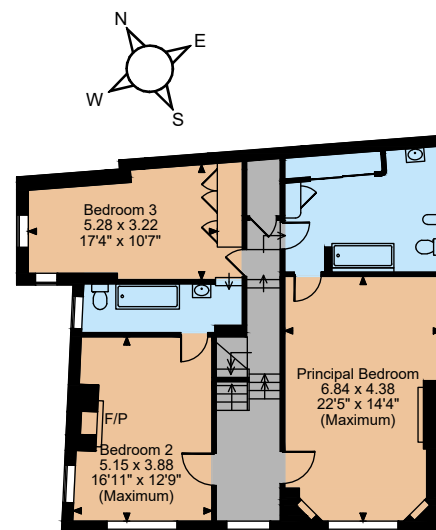
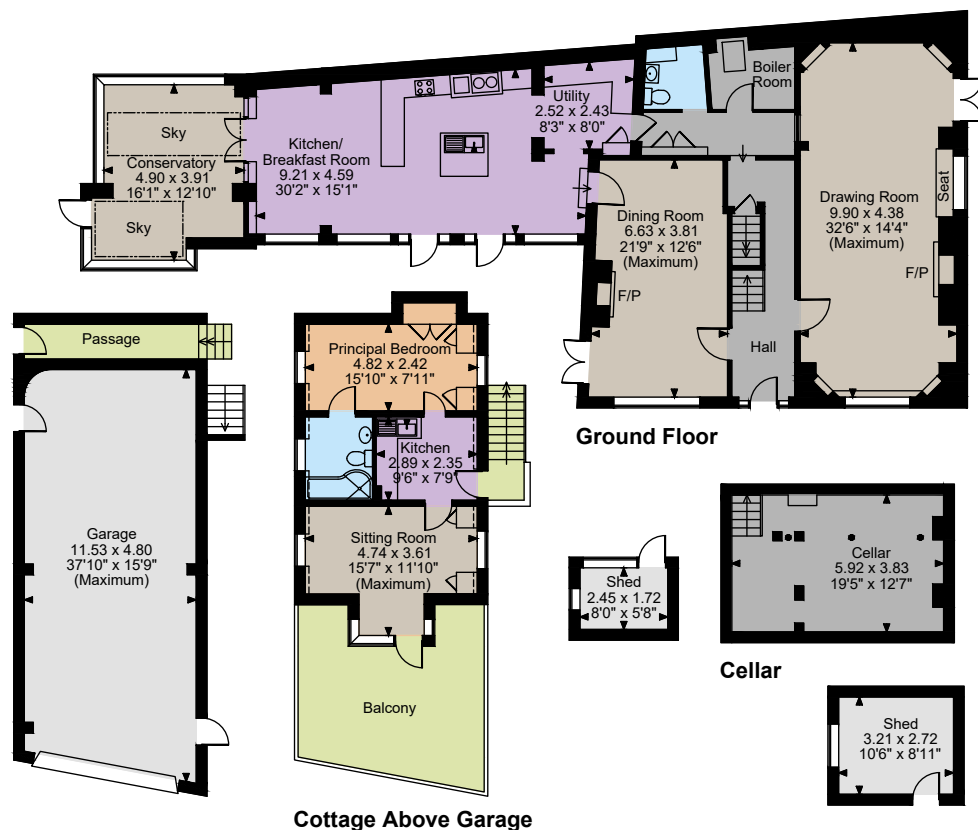


The Cottage



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The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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## Floorplans

Main House internal area 3,667 sq ft (341 sq m)  
 Garage internal area 573 sq ft (53 sq m)  
 Sheds internal area 139 sq ft (13 sq m)  
 Cottage internal area 412 sq ft (38 sq m)  
 Balcony external area 235 sq ft (22 sq m)  
 Total internal area 4,791 sq ft (445 sq m)  
 For identification purposes only.

## Directions

CT13 9HD

///what3words: sponge.outboard.atlas - brings you to the driveway

## General

Local Authority: Dover District Council

Services: All mains services; gas heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Stuart House - F; The Cottage - D

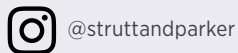
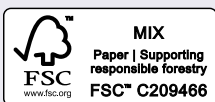
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## Canterbury

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