



Little Statenborough House, Eastry, Kent

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**STRUTT
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Little Statenborough House

Sandwich Road, Eastry, Kent CT13 0DH

A handsome Georgian house providing a wonderfully comfortable and stylish family home with a charming annexe and flexible home office, set in thoughtfully landscaped grounds.

Sandwich 2.3 miles, Deal 5.9 miles, Thanet Parkway station 7 miles (London St Pancras from 70 minutes), A2 8 miles, Dover Priory station 10.5 miles (London St Pancras from 66 minutes), Canterbury 14.5 miles, Eurotunnel Terminal 18 miles, M2 (Junction 7) 21.2 miles

Main house: Reception hall | 2 Sitting rooms
Cinema room | Conservatory | Kitchen/family room | Utility/laundry room | Boot room
2 Cloakrooms | Principal bedroom with dressing room and en suite shower room | 4 Further bedrooms (2 en suite) | Family bathroom
EPC rating D

The Stables annexe: Sitting room/kitchen
2 Bedrooms | Shower room | EPC rating C
Home office with kitchenette and cloakroom
Off-road parking | Swimming pool | Pool house
Garden | About 1.18 acres

The property

Little Statenborough House is a handsome Georgian property, providing a beautifully styled family home combining its period layout with the open plan spaces so favoured for modern living.

Set centrally in the original symmetrical façade, the front door opens to a hallway with reception rooms to either side. The sitting room is an elegant room arranged around a fireplace and flooded with light through a large sash window. Wooden flooring continues through to the adjacent kitchen/family room, which occupies a later extension and conservatory beyond. Facing south-west, these rooms together

provide a fantastically generous family area with plenty of space and light. The timeless dark blue units in the kitchen are arranged around a central island and the conservatory provides ample space for a large table with immersive views of the beautiful gardens.

Returning to the hall, a second reception room is currently arranged as a sumptuous cinema and is another delightful room, with a large sash window, part-panelled walls and doors to the courtyard on one side and the outdoor kitchen on the other. Towards the back of the hall is a large, immensely practical utility and laundry room and pantry. A boot room gives access to the back door.

To the back of the house, a further sitting room has French doors leading outside. Beyond is a charming bedroom with an en suite shower room. This space would work well as a private area for guests, if desired.

An elegant staircase rises from the hall turning on a half landing and arrives at the first floor. On the first floor there are four bedrooms. The principal bedroom benefits from an adjoining dressing area which leads through to a smart en suite shower room. French doors offer access to a roof terrace and elevated views over the garden. The remaining bedrooms, one of which has an en suite shower room, are arranged across the front of the house; all have sash windows. The generous family bathroom has a shower and a freestanding bath; this is a fabulous room with part-panelled walls and wonderful wallpaper.

The Stables annexe and home office

Behind the house, set around a courtyard, is a self-contained annexe to one side and a home office to the other. The annexe, The Stables, comprises an open-plan sitting room/kitchen, two bedrooms and a bathroom; the office building has potential for a variety of uses, including as an excellent gym, spacious yoga studio or as a second self-contained annexe, subject to any necessary consents.















Home Office

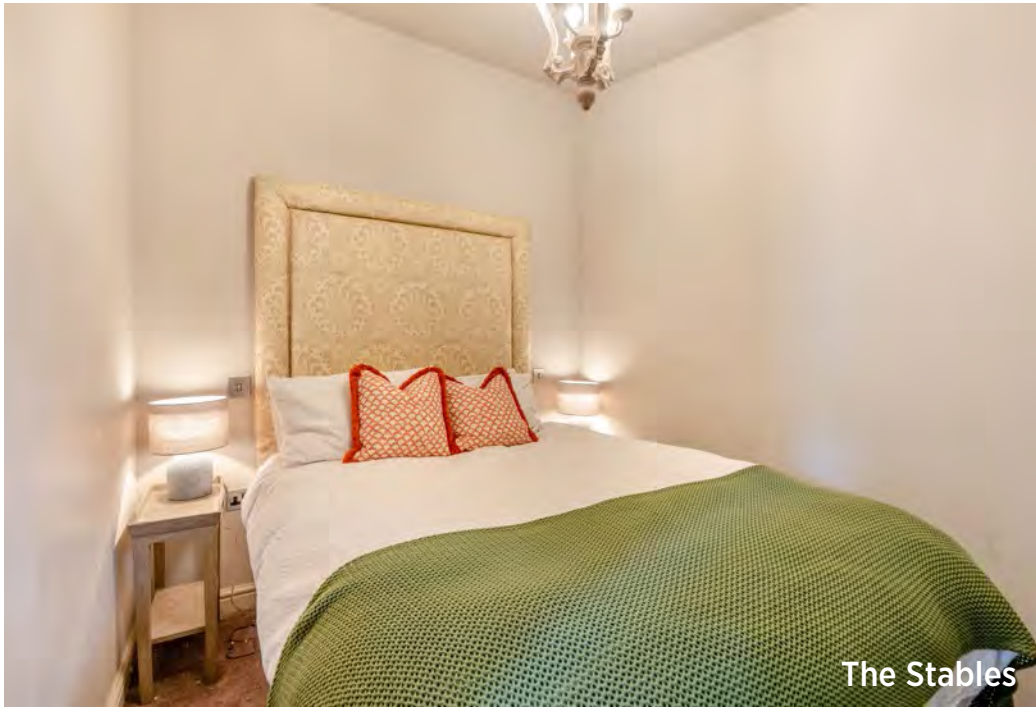


Home Office



Home Office





The Stables



The Stables



The Stables



The Stables



Outside

Little Statenborough House is approached via wrought-iron gates set between brick pillars. The gravel drive leads to a turning circle and plenty of parking.

The gardens are as beautiful as the house, imaginatively laid out to provide the perfect back drop. A series of outdoor 'rooms' and settings provide a sanctuary in which to socialise and relax.

A formal courtyard sits between the house, annexe and the home office, with column yews planted symmetrically around a fountain.

Close to the house, sheltered by mellow brick walls is a terrace with an outdoor kitchen and barbeque. A lawn with silver birch grouped to one end is bordered by established shrubs including wonderful Annabelle hydrangeas. Steps leads to a sunken seating area surrounded by stone pillars and planted with jasmine and roses, amongst other shrubs. The eye is drawn through to a gothic stone window set to the end of the Italianate swimming pool garden beyond. Groups of cypress trees stand sentinel to the corners of the pool, which is overlooked by a pretty pool house, echoing the gothic theme.

Beyond a tall beech hedge, the garden is less formal. Picturesque 'ruins' are set on the edge of a wildlife pond and provide a magical vista from the conservatory. Tucked behind a hedge is a vegetable garden and greenhouse.



General

Local Authority: Dover District Council

Services: All mains services; gas heating

Council Tax:

Main house - Band G

Annexe - Band A

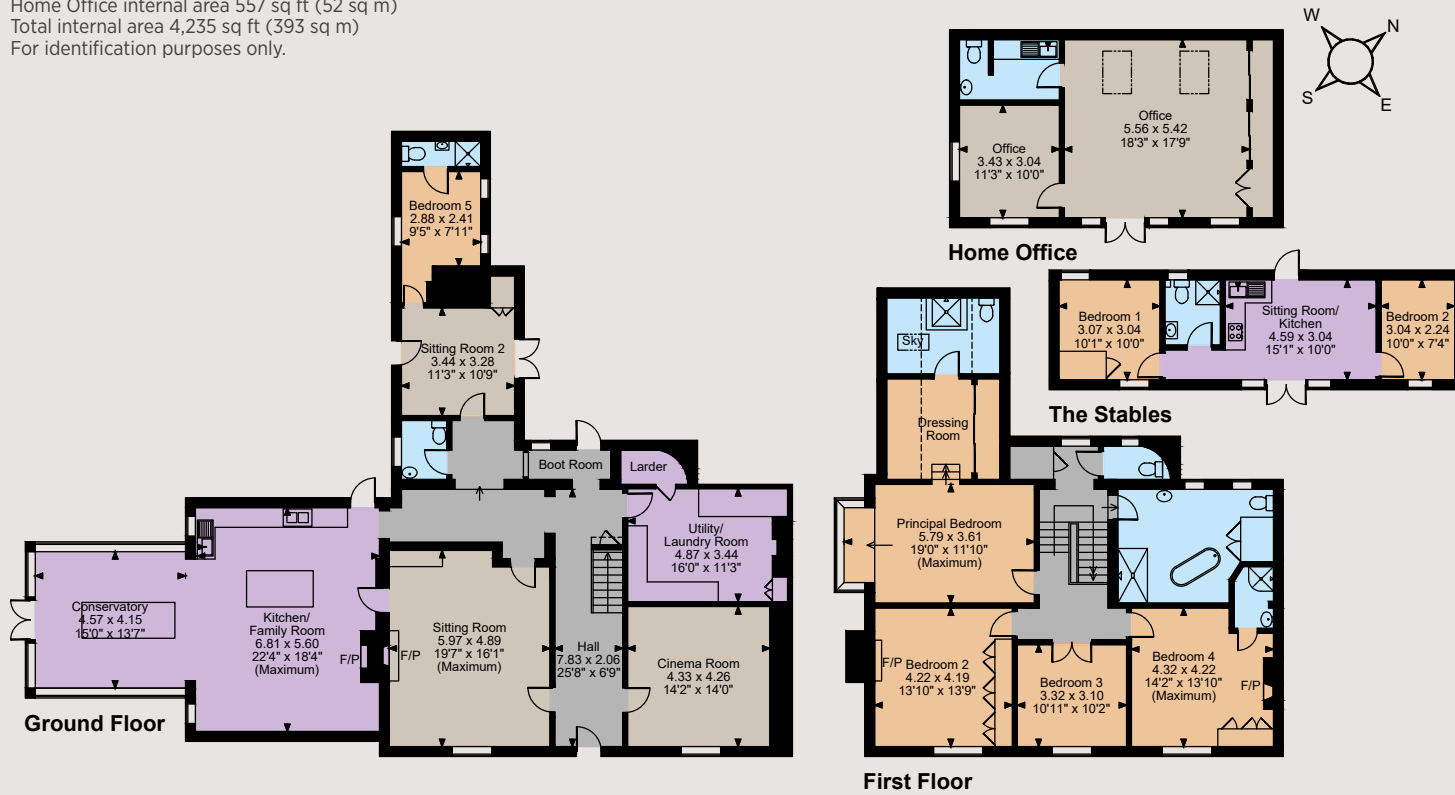
Planning: Prospective purchasers should make their own enquiries of Dover District Council

Tenure: Freehold

Guide Price: £1,750,000



Little Statenborough House Sandwich Road, Eastry, Kent
 Main House internal area 3,284 sq ft (305 sq m)
 The Stables internal area 394 sq ft (37 sq m)
 Home Office internal area 557 sq ft (52 sq m)
 Total internal area 4,235 sq ft (393 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Location

Thriving Eastry offers ample local amenities, including a store, Post Office, butchers, bakers, pharmacy, public house and several eateries. Nearby Sandwich provides further shopping and cultural attractions, whilst an extensive array of facilities and educational options can be found in the city of Canterbury.

The Kent coast and Pegwell Bay National Nature Reserve offer many walking and cycling routes. There are numerous well-regarded golf courses nearby, including Royal St George's.

Sandwich station provides frequent connections to London and the A2 and M2 offer convenient road links. There is good access to the Continent via Eurotunnel and the Port of Dover.

Directions

From Canterbury: Leave on the A2 towards Dover and continue on the dual carriageway at Whitfield towards Dover. Take the first turning on the left onto the A256 (signposted to Ramsgate and Sandwich). Continue on the A256, crossing straight over three roundabouts before turning left into Sandwich Road (signposted to Eastry/Woodnesborough). Continue on Sandwich Road for a short distance and the property will be found on the right.

Canterbury

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