



Hammill Farm House, Barn, Cottage and Annexe,
Woodnesborough, Sandwich, Kent

For the finer things in property.



Hammill Farm

Woodnesborough, Sandwich, Kent CT13 0EH

A beautiful Queen Anne country house for updating, with a cottage, annexe and extensive barn and outbuildings with pool and tennis court, set in about 2.67 acres

Sandwich station 4.1 miles (London St Pancras from 89 minutes), A2 6.9 miles, Deal 8.7 miles, Canterbury 11.5 miles, Dover 11.9 miles, M2 (Jct 7) 31.7 miles, Gatwick Airport 77.3 miles

Reception hall | Drawing room | Dining room
Conservatory | Library | Kitchen/breakfast room
Cellar | Cloakroom | 6 Bedrooms (4 en suite)
2 Further bathrooms

Annexe: Sitting room | Kitchen/dining room
Bedroom | Bathroom | EPC rating E

Gardener's Cottage: Sitting room | Kitchen/
dining room | Utility | 2 Bedrooms | Bathroom
EPC rating G

Garden | Garages | Barns | Tennis court
Swimming pool | Saunas and shower room
Garden room | Workshop | About 2.67 acres

The property

Hammill Farm offers a rare opportunity to purchase a handsome Grade II listed, 18th-century country house. The home has fine red-brick elevations with a beautiful symmetrical facade, and a wealth of historic character features, including high corniced ceilings, wall panelling, thick wooden doors, tall sash windows and feature fireplaces.

The central reception hall, with its ornate and easy-rising turned stairway, flows into a range of elegant and light-filled living spaces. There is the multi-aspect dining room, a drawing room and a 28 ft south-westerly facing conservatory/orangery. Adjacent is a library and a cloakroom. The kitchen/breakfast room has various cabinetry and worksurfaces and an inset five-

oven AGA. There is a sizeable cellar with a selection of cabinets.

The tasteful and spacious bedrooms and bathrooms, with their far-reaching rural views and charming original features, are arranged over the first and second floors.

The first floor is home to the four main bedrooms, a family bathroom and three en suites, with a family bathroom and a further trio of bedrooms including a large the 34 ft multi-aspect bedroom with en suite completing the second floor.

Attached is the self-contained annexe with a cloakroom, sitting room with staircase and a kitchen/dining room. On the floor above is a peaceful bedroom and bathroom.

Gardener's Cottage

The well-presented detached cottage opens via a porch to an entrance hall with stairway. Doors lead to a bright sitting room and kitchen with utility.

The second floor is home to two well-proportioned bedrooms with fitted wardrobes and a bathroom in between.

Outside

Hammill Farm is set among open farmland and the gardens are enclosed and interspersed with mature hedging and trees throughout.

A large gravelled driveway and forecourt leads to the substantial timber-built barn with its striking exposed internal timbers and a feature fireplace offering a wealth of potential opportunities. Attached are garages, storerooms, an outdoor pool and inside an additional swimming pool, a sauna complex with shower, a garden room and workshop.

Fine formal gardens surround the home, with paved sun terraces, a wide archway to the pretty courtyard, colourful herbaceous borders and divided level lawns.









Location

The property is situated on the outskirts of Woodnesborough village, between Eastry and Ash. Ash provides a good range of local services, including a small supermarket, post office, pubs and schools. The property sits within the catchment area of several grammar and independent schools. The ancient medieval Cinque Port of Sandwich offers a further range of amenities, as does the cathedral city of Canterbury with its excellent leisure, shopping and educational facilities.

Communication links are excellent, with the A256 linking directly with the A2 to Dover, which in turn links directly with the A2/M2 and the A20/M20. There are High-Speed rail services to London from both Sandwich and Canterbury. The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

General

Local Authority: Dover District Council

Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil heating.

Council Tax:

Hammill Farm: Band H

Annexe: Band B

Gardeners Cottage: Band C

Rights of Way: There has been a recent application to revive an existing public footpath to run through the vegetable garden on the north-eastern side of the barn and not in view of the main house. Further details are available on request.

Tenure: Freehold

Guide Price: £1,850,000









Gardener's Cottage



Gardener's Cottage



Gardener's Cottage



Gardener's Cottage



The Annexe



The Annexe

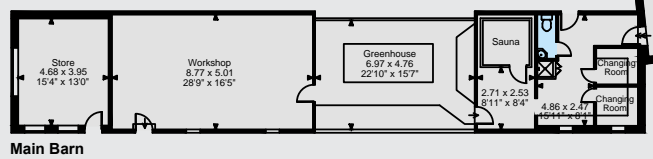
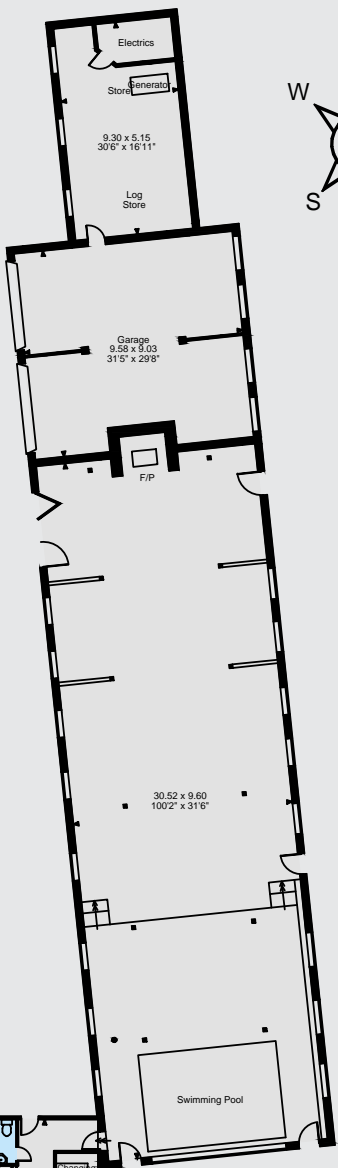
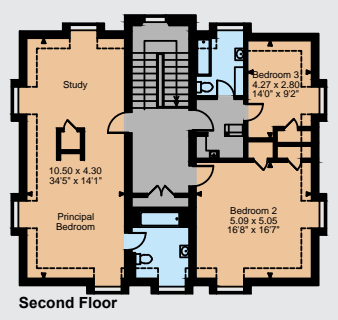
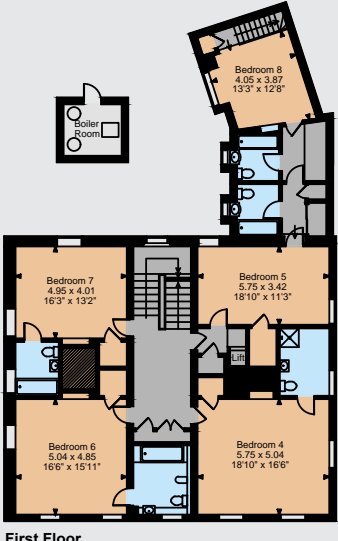
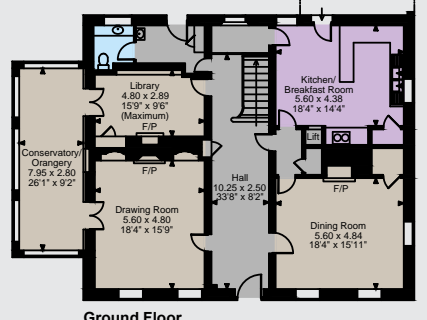
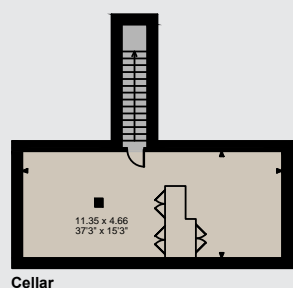
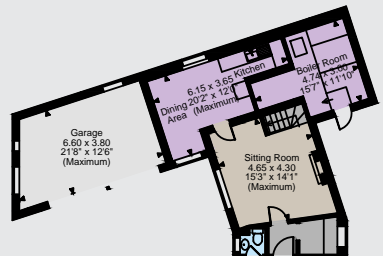
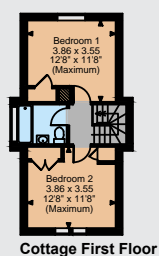
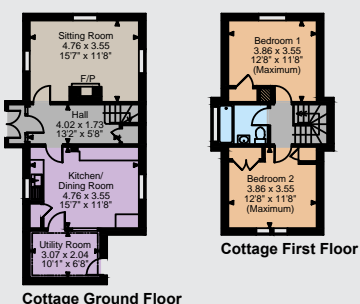
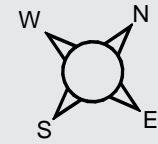


The Annexe



The Annexe

Hammill Farm Woodnesborough, Sandwich
 Main House internal area 6,616 sq ft (615 sq m)
 Garage internal area 1,149 sq ft (107 sq m)
 Outbuilding internal area 5,175 sq ft (481 sq m)
 Cottage internal area 935 sq ft (87 sq m)
 Total internal area 13,875 sq ft (1,289 sq m)
 For identification purposes only.



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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8616761/SS



Directions

From Sandwich: Follow signs to Woodnesborough and head south-west onto Woodnesborough Road and then Sandwich Road which becomes The Street. Turn right onto Oak Hill and proceed straight ahead into Beacon Lane and then continue ahead into Hammill Road. Pass the new houses on the left and after 0.8 mile, turn left and the property will be found on the left.

From Canterbury: Leave on the A2 towards Dover. After 4 miles, take the exit for Womenswold/Snowdown/Adisham/ Nonington. At the roundabout, take the first exit onto the B2046/Adisham Road. Take the first turning on the right and continue for about 2 miles, then turn left to Nonington. Pass through Nonington, keeping right at the roundabout. Pass the turning to Chillenden and after about 3 miles turn right into Hammill Lane. Continue straight ahead and Hammill House will be found ahead of you.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

