



Galileo, 82 Dover Road
Sandwich, CT13 0BY
£1,350,000 Guide Price

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Galileo, 82 Dover Road, Sandwich

An exquisite refurbished detached barn conversion boasting five bedrooms, three of which are ensuite, seamlessly combining modern luxury with the timeless allure of original features.

Situation

Nestled in a tucked-away location, this barn conversion provides a sense of tranquility and privacy. Yet, its strategic placement allows for convenience, as it's within walking distance of Sandwich's town centre, train station, and schools. The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

Originally built in the early 1900's, this impressive agricultural barn has been the project of an outstanding sympathetic renovation. As you enter, be prepared to be captivated by the authentic charm of the barn's original features, carefully preserved and integrated into the design. The vaulted ceilings add a sense of grandeur, creating a spacious, light and airy ambiance throughout the home. The engineered oak flooring offers a touch of sophistication that perfectly complements the rustic character of the barn. Beneath, the underfloor heating ensures a cozy and comfortable environment, creating a welcoming retreat from the outside world. The space flows seamlessly and is adaptable with the possibility of a self-contained living area on the ground floor - perfect for multi-generational living, if required. Alternatively, the fifth bedroom can be used as a second reception / media room. The high specification kitchen is finished in sage green with solid oak worktops, central island and integrated high end appliances including double electric ovens, separate fridge & freezer plus chilled drinks cabinet and dishwasher.

Outside

Step into an oasis of luxury and entertainment in the stunning landscaped garden of this remarkable property. The focal point of outdoor indulgence is a heated swimming pool, complete with a wave barrier, inviting you to enjoy a refreshing dip in style. Surrounding the pool is an expansive paved sun terrace, perfect for lounging and soaking up the sun's rays. Offering a touch of entertainment is a large TV with a sun canopy providing shade

and a sense of relaxation, creating an idyllic setting for leisurely afternoons or lively gatherings. For year-round enjoyment, the covered, heated entertaining and al-fresco dining area beckon. This space is thoughtfully enclosed with German-made roller doors, seamlessly merging the indoors with the outdoors. These doors allow for a versatile atmosphere, enabling entertaining regardless of the season, ensuring comfort and enjoyment in all weather conditions. The garden's aesthetics are further enhanced by raised borders surrounding the paved sun terrace, adding a touch of greenery and visual interest. In this garden paradise, every detail has been carefully considered to create a haven for relaxation, entertainment, and all-season enjoyment. Whether you're basking in the sun on the terrace, taking a refreshing swim in the pool, or enjoying an al fresco meal under the covered area, this outdoor space is a testament to the art of sophisticated and functional design. The predominant feature of the front garden is a tastefully gravelled area, providing a clean and low-maintenance aesthetic. Securing the entrance is an imposing electric gate, offering both security and convenience, providing ample off-road parking for your vehicles. A notable addition to the front garden is the oak-framed carport, that not only serves a functional purpose but also adds a touch of rustic elegance. Adjacent to the carport, a garage awaits, featuring an electric roller door that combines convenience with security. Step into the garage, and you'll be greeted by tiled flooring. The garage is not just a storage area for vehicles; it's a well-designed and organized space that enhances the overall functionality of the property. Within the garage, a further door provides easy access to a rear walk-in storage area. This additional space is a practical solution for storing tools, equipment, or any items that you want to keep secure yet easily accessible.

Services

All mains services are understood to be connected to this property.

Local Authority

Dover District Council, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

Agents Note

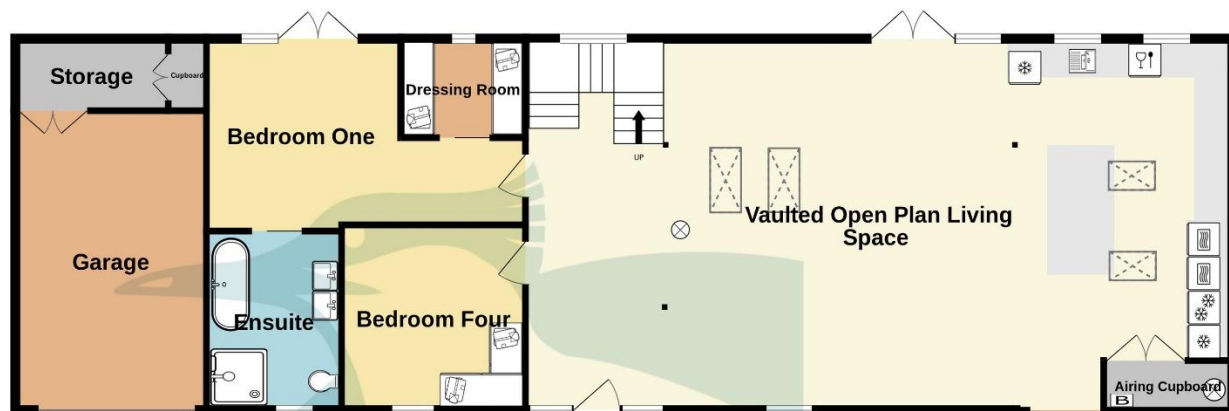
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





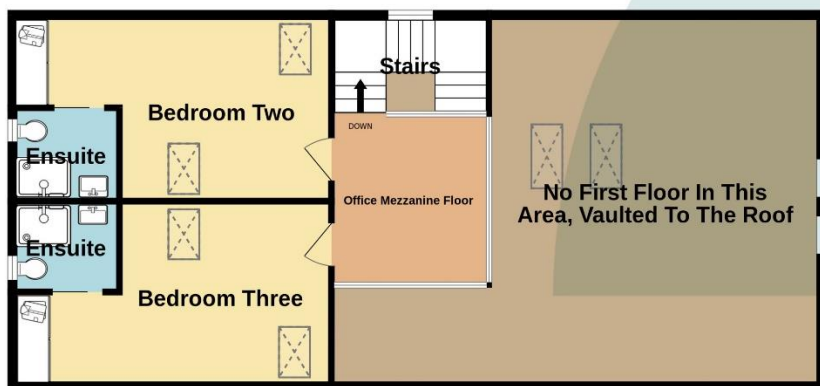
To view this property call Colebrook Sturrock on **01304 612197**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground floor
1975 sq.ft. (183.5 sq.m.) approx.

1st floor
1045 sq.ft. (97.1 sq.m.) approx.



No First Floor In This
Area, Vaulted To The Roof



Reception Room/Bedroom Five

16' 3" x 15' 10" (4.95m x 4.82m)

Shower Room

7' 8" x 5' 7" (2.34m x 1.70m)

Utility Room

7' 7" x 5' 8" (2.31m x 1.73m)

Open Plan Living Space

42' 0" x 21' 9" (12.79m x 6.62m)

Bedroom One

19' 0" x 10' 9" (5.79m x 3.27m)

Dressing Room

7' 5" x 5' 10" (2.26m x 1.78m)

Ensuite

10' 0" x 7' 7" (3.05m x 2.31m)

Bedroom Four

10' 11" x 10' 9" (3.32m x 3.27m)

Mezzanine Office

10' 0" x 9' 4" (3.05m x 2.84m)

Bedroom Two

19' 0" x 10' 9" (5.79m x 3.27m)

Ensuite Shower Room

6' 4" x 5' 4" (1.93m x 1.62m)

Bedroom Three

19' 0" x 10' 9" (5.79m x 3.27m)

Shower Room

6' 4" x 5' 4" (1.93m x 1.62m)

Garage

17' 6" x 11' 4" (5.33m x 3.45m)

TOTAL FLOOR AREA : 3020 sq.ft. (280.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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19 Market Street, Sandwich, Kent CT13 9DA

t: 01304 612197

sandwich@colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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