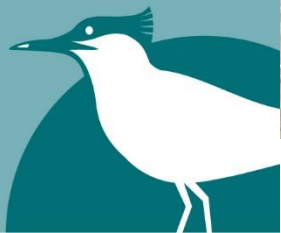




Manwood Court, Strand Street
Sandwich, CT13 9HX
£1,500,000

colebrooksturrock.com





Manwood Court

Strand Street, Sandwich

A most appealing period home with larger garden, flexible accommodation, parking and garaging, within easy reach of the town centre.

Situation

Set near the western entrance to this charming medieval town, Manwood Court lies within easy walking distance of all the town centre amenities and has improved access to London with high speed rail services. There are good local shopping facilities within the town together with a choice of schools and recreational amenities. Sandwich Bay offers miles of beaches together with three championship golf links including Royal St George's, venue for The Open Championship as recently as 2021.

The Property

Manwood Court is a Grade II Listed building of architectural and historic interest which is considered to be one of the finest examples of Tudor architecture in the town. Built in 1563 as the "Free Grammar School of Sir Roger Manwood of Sandwich" and converted, when the school relocated in 1895, into two substantial houses standing in beautiful and mature walled gardens. Like many houses in the town, the original construction shows a strong Dutch influence, particularly in the brickwork and gabling. The flexible accommodation has gas-fired central heating and may be used either as a substantial residence or a home with a self-contained annexe. There are 4/5 bedrooms, 3 bathrooms, 3 reception rooms plus large conservatory, open plan kitchen to dining area, separate utility and boiler room, 2 store rooms and a downstairs cloakroom/WC. A garage block with a double and single garage with off- road parking in front of all three.

Outside

There is a walled front garden with double wrought iron gates opening to a lower paved area inset with small borders. Past the front door is a Gothic arch

and gate leading through to a smaller patio garden and a secondary "tradesman's" entrance into the house, or which would be a separate entrance to the annexe. Extensive and beautiful mature walled gardens lie to the rear of the house. A full width terrace adjoins the house and surrounds the conservatory, giving way to a lawn area surrounded by high walls through which are three openings though to the second rear garden area. These openings include a stunning circular flint stone arch. The second fully enclosed garden area is a gardener's paradise being mainly laid to lawn with sculptured flower beds, shrubs, ornamental conifers and other specimen trees and plants. Adjacent to the southern boundary is a water garden with rockery and pond, bounded by a number of specimen conifers, shrubs and trees. Cedar summerhouse, timber tool shed, aluminium framed greenhouse.

Services

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

Local Authority

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: E

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](tel:01304612197)



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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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