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Herne Bay Branch:  
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# £875,000

## Plot 3, Hammill Road, Woodnesborough, CT13



- Five Bedroom
- No Chain!
- bespoke kitchen/breakfast room
- Separate Utility
- Double Aspect Living Room
- Spacious Master Bedroom
- Beautiful En-Suite
- Countryside Village Of Woodnesborough
- Stunning Luxury Family Bathroom

Coming onto the Market with Thomas & Partners is this luxury double fronted striking family home where no expense has been spared in the construction of this beautiful residence. Upon entering you are immediately struck by the quality finish and impressive specification throughout. The light and airy entrance hall with sweeping staircase sets the stage with double aspect living room, formal dining room and bespoke kitchen/breakfast room with matching separate utility continues the Regency theme. On the first floor is a stunning luxury family bathroom with centralised roll top bath. The spacious master bedroom has a beautiful matching shower en-suite and there are two further double bedrooms with plenty of space for furniture. The second

floor lends itself to a separate 'guest suite' with two additional double bedrooms and again a superbly appointed luxury family shower room incorporating his and hers inset sink vanity units and spacious landing. This really is a splendid property and being perfectly positioned within the countryside village of Woodnesborough.

outside the property there is a generous size rear gardens are fully enclosed by high panelled fencing, mainly laid to manicured lawn with access to the front via a high timber gate. (add in if there is a car port or garage)

Set within the countryside village of Woodnesborough within 2 miles of the charming Cinque Port town of Sandwich with its wonderful architecture, independent shops, restaurants and bars. Sandwich Railway Station offers high speed links to London St Pancras within less than an 1.5 hours and the Sir Roger Manwood Grammar School is rated Outstanding by Ofsted. Known for golfing enthusiasts, the Great Triumvirate of Royal St George's, Princes and Royal Cinque Ports are nearby

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**Directions**

**Location**



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.