



**Eastry Mews, High Street, Sandwich, Kent, CT13 0QA**

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# Eastry Mews, High Street

Eastry, Sandwich, Kent, CT13 0QA

## Guide Price £240,000

Freehold

The Old Archive is a charming detached period home, formerly a farm building, offering a bright and well-presented family residence in the heart of Eastry, sold chain free and within walking distance of the village centre. This thoughtfully converted property combines character features with modern comforts, creating a welcoming home that is ideal for both first-time buyers and those looking for a low-maintenance, period residence in a convenient village location.

The ground floor opens into a central lobby, providing access to a downstairs toilet with wash hand basin before leading into a spacious open-plan kitchen and living area. The living space is arranged to create a versatile reception area, while the kitchen is fitted with contemporary units, a breakfast bar and space for appliances, providing a sociable and practical hub for daily life and entertaining.

On the first floor, a landing leads to two generously proportioned double bedrooms, both benefitting from built-in storage and skylights that fill the rooms with natural light. A modern three-piece family bathroom completes the upper accommodation, offering contemporary fittings and a stylish finish. Additional features include conventional gas central heating, modern décor throughout and charming wooden frame windows with external shutters, all contributing to the home's character and comfort.

Externally, the property features a front courtyard with gated access and an integrated store, ideal for bins, bicycles or general storage. Parking is readily available nearby on the High Street, adjoining roads, and the long-stay free car park, providing convenience for residents and visitors alike. The Old Archive combines period charm, practical modern living and a prime village location, making it an appealing choice for home movers seeking a characterful yet versatile property.



The village of Eastry features essential amenities, including a convenience store, post office, pub, and a vibrant village hall hosting community events. With well-regarded schools like Eastry Church of England Primary, it's an appealing choice for families. Surrounded by picturesque countryside yet well-connected to larger towns, Eastry is ideal for those seeking a balance of country living and accessibility.



The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

**Ground Floor**

Entrance Hall  
WC  
Kitchen/ Living Area      4.41 x 6.46

**First Floor**

Stairs/Landing  
Bedroom 1                      2.69 x 4.46  
Bathroom  
Bedroom 2                      2.42 x 3.43

**External**

External Storage              1.3 x 1.68



**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** Band C (Dover District Council)

**Energy Rating:** Current 71 | C. Potential 84 | B.

**Viewing by appointment only:** Finn's Sandwich  
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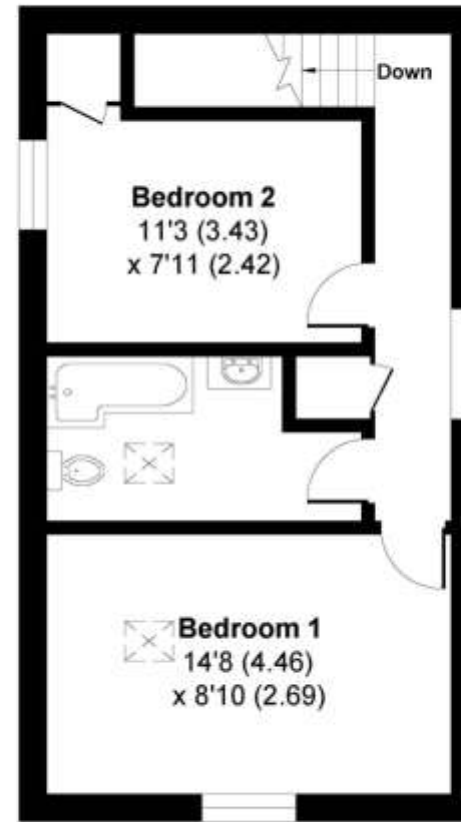
## Eastry Mews, Eastry

Approximate Gross Internal Area = 72.05 sq m / 775.53 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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