



5 St Crispin Close
Worth | Deal | Kent | CT14 0FD

FINE & COUNTRY

Step inside

5 St Crispin Close

Built as part of a prestigious development in 2018/19 in the charming village of Worth, this superb three storey, five bedroom residence has been beautifully maintained and enhanced over the years. So is just ready for a new family to walk straight in and not need to do anything except install their furniture and enjoy village life. The development is surrounded by farmland and the Kent countryside so offers great views across the marshes.

The property has an attractive exterior with a feature chimneystack, Georgian style double glazed multi-pane sash and box bay windows. It is set back from the road and accessed along a cul-de-sac leading to the driveway for off road parking and the detached pitched roof double garage. There is a pedestrian entrance and pathway flanked by lawns bordered by shrubs and hedging that leads to the contemporary front door.

This opens into an entrance hall with stairs to the upper floors, hard wearing Country oak vinyl flooring that flows through into the kitchen and utility room, a large understairs storage cupboard and a trendy cloakroom with a fascinating vanity basin. There is access to the ground floor accommodation including a play room with a box bay window overlooking the front of the property. This is very usefully positioned if you work from home as it means business visitors do not need to venture into the private part of the home.

There is a spacious and elegant dual aspect sitting room with a fireplace and a gas point ready for the installation of a gas fire. Alternatively you can have an open fire or a log burning stove. Double wood and glass doors open into the 'star of the show' – the simply stunning dual aspect family living area.

This light and bright space is where everyone spends most of their time and you can understand why. Spanning the width of the property it includes bi-fold doors to the Indian sandstone rear terrace adjacent to the large dining area, a box bay window in the seating area and a stunning kitchen. This features a raft of attractive flat fronted units housing a built in Bosch oven and combi microwave, a dishwasher, two fridge freezers and a wine cooler as well as a central island breakfast bar that includes an induction hob with a downdraft extractor. There is access to the adjacent fitted utility room with space and plumbing for a washing machine and tumble dryer.

The first floor galleried landing leads to the contemporary family bathroom with a bath, separate shower and fascinating vanity basin. There are three double bedrooms including one with fitted wardrobes and the excellent main bedroom with lovely views over the garden and beyond, a spacious and fully fitted dressing room and a stunning ensuite bath/shower room with a stand-alone oval bath, a separate shower, trendy twin vanity basins and a mirror with concealed lighting.

While on the second floor there are two virtually identical partially vaulted dual aspect double bedrooms with far reaching views serviced by a central shower room. This floor makes a great space for kids or could provide a bedroom and sitting room for a teenager looking for a bit of independence and somewhere to entertain their friends.

Outside the rear terrace spans the width of the property and is surrounded by a dwarf 'sleeper' wall and is ideal for those al fresco meals and when the bi-fold doors are open it really seems to double the size of the dining area. The terrace leads to a lawn edged by close board fencing and a brick wall providing privacy and security.











Seller Insight

“ We love the location as it is quiet and peaceful and, being in a cul-de-sac, is very safe for children and, as we purchased one of the show houses, it has more features than most of the other properties. However during our time here we have made other enhancements such as installing fitted cupboards and bespoke shutters on many of the windows. If you need additional accommodation or want a separate office or granny annex, it would be possible to convert the garage as others on the estate have done, subject to the necessary planning permissions.

We also thoroughly enjoy the community atmosphere that includes a residents' association that organises the maintenance of the communal areas and arranges social gathering such as street and garden parties.

Worth village is a real gem and includes a Norman church, a village hall and a good primary school as well as the historic St Crispin's pub offering great food and lovely ambience, while the recently renovated Blue Pigeon hotel and restaurant is delightful. We are also easily accessible to the charming seaside town of Deal with its charming independent shops and eateries as well as the Saturday market and golf courses. We are also close to the main roads for Dover, the Channel Tunnel, Canterbury and London as well as the Thanet towns.

It is not far to the medieval Cinque Port town of Sandwich, with its beautiful buildings, delightful pubs, hotels, restaurants and independent shops as well as the station where the fast trains can take you to St Pancras in under an hour and a half. There are also great places to go for walks while golfing addicts can enjoy their game at Princes and the world renowned St George's championship course and boating enthusiasts can moor up along the River Stour.

There are also very good educational facilities available with Sandwich Junior school rated Outstanding by Ofsted and the Sir Roger Manwood grammar school provides excellent secondary education. Additional first class secondary and private schools are available in Dover, Canterbury and Thanet while prep schools are available in Northbourne and Ash.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road	
Sandwich station	1.3 miles
Canterbury	13.7 miles
Channel Tunnel	29.8 miles
Dover Docks	13.3 miles
Gatwick Airport	85.5 miles
Charing Cross	83.2 miles

By Train from Sandwich:	
St. Pancras	1hr 27 mins
Victoria	1hr 53 mins
Charing Cross	2hrs 10 mins
Dover	22 mins
Canterbury	40 mins

Leisure Clubs & Facilities

Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Cinque Port Golf Club	01304 374007
Sandwich Bay Sailing and Water Ski Club	07530 857163
Sandwich Bay Sailing Club	01304 363052
Tides Leisure and Indoor Tennis	01304 373399
Sandwich Leisure Centre	01304 614947
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Sandwich Tennis Club	

Healthcare

The Market Place Surgery	08443 879997
The Butchery Surgery	01304 612138

Education

Primary Schools:	
Worth Primary School	01304 612148
Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Cartright and Kelsey Primary	01304 812539
St Faith's Prep	01304 813409
Northbourne Park Prep	01304 611215

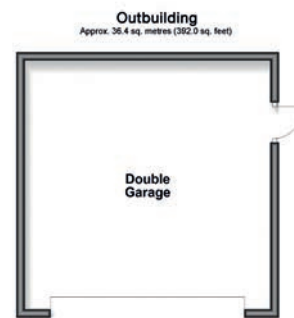
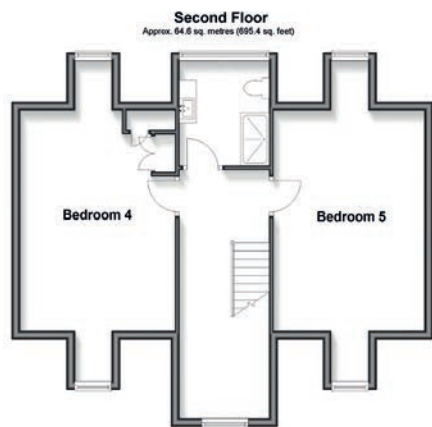
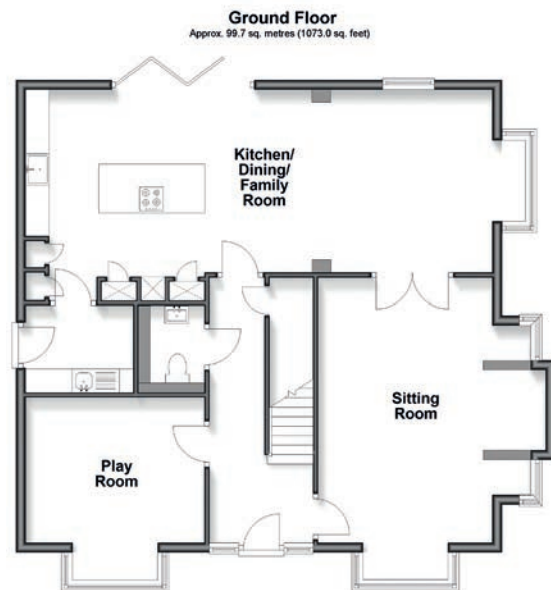
Secondary Schools:	
Sir Roger Manwood's Co-ed Grammar School	01304 613286
Duke of York's Royal Military School, Dover	01304 245023
Dover College	01304 205969
The Kings School Canterbury	01227 595502
St Edmunds Canterbury	01227 475600
Kent College	01227 763231
Sandwich Technology School	01304 610000
St Lawrence College	01843 808080

Entertainment

Empire cinema	01304 620480
St Crispins	01304 612081
Luigis	01304 615297
The Brasserie on the Bay	01304 611118
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362

Local Attractions / Landmarks

Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Sandwich Town Trail
Sandwich and Pegwell National Nature Reserves
Walmer, Dover and Deal Castles



GROUND FLOOR

Entrance Hall	
Sitting Room	22'2 x 15'10 (6.76m x 4.83m)
Kitchen/Dining/Family Room	33'10 x 14'11 (10.32m x 4.55m)
Utility Room	6'8 x 6'3 (2.03m x 1.91m)
Cloakroom	
Play Room	13'0 x 10'10 (3.97m x 3.30m)

FIRST FLOOR

Landing	
Main Bedroom	20'8 x 12'11 (6.30m x 3.94m)
Dressing Room	11'0 x 9'1 (3.36m x 2.77m)
En-suite Bath/Shower Room	12'10 x 8'8 (3.91m x 2.64m)
Bedroom 2	12'10 x 12'10 (3.91m x 3.91m)
Bedroom 3	12'9 x 9'10 (3.89m x 3.00m)
Bath/Shower Room	12'9 x 8'8 (3.89m x 2.64m)

SECOND FLOOR

Landing	
Bedroom 4	28'9 x 12'10 (8.77m x 3.91m)
Bedroom 5	28'9 x 12'9 (8.77m x 3.89m)
Shower Room	8'10 x 7'11 (2.69m x 2.41m)

OUTSIDE

Rear Garden
Front Garden
Driveway

OUTBUILDING

Double Garage:	20'2 x 20'2 (6.15m x 6.15m)
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Council Tax Band: G
Tenure: Freehold



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