



Aysgarth
Richborough Road | Sandwich | Kent | CT13 9JE



STEP INSIDE

Aysgarth is an elegant 1940s home that blends period character with beautifully curated outdoor space, set along one of Sandwich's most desirable roads. Its wrap around garden is a true showpiece, with mature planting, sculpted hedging, and vibrant seasonal flowers creating a private, picturesque setting that frames the home from every angle. There is a detached double garage, while the gardens sweep around the property in a continuous flow of greenery and colour. A generous terrace, established borders, and thoughtfully placed shrubs offer tranquillity and seclusion, making the grounds ideal for outdoor dining, quiet relaxation, or family enjoyment.

Inside, a welcoming entrance porch opens into a practical cloakroom/utility room before leading into the inner hall, the central hub of the home. The double aspect lounge/diner is bright and expansive, enjoying garden views from both sides and French doors that open into the garden room, a serene, light filled retreat perfect for reading, relaxing, or entertaining. The large kitchen/breakfast room provides an impressive space for hosting, cooking, and gathering, ideal for family meals or lively get togethers. A versatile study completes the ground floor, offering an excellent work from home environment or the option of a comfortable fifth bedroom.

Upstairs, the first floor offers four well proportioned bedrooms and a family bathroom, providing flexible and comfortable accommodation. The main bedroom stands out with its private dressing room and stylish en suite shower room, creating a luxurious and self contained suite. Altogether, Aysgarth is a home of character, space, and exceptional gardens, a rare combination in this sought after part of Sandwich, offering a lifestyle defined by privacy, comfort, and timeless appeal.









SELLER INSIGHT

“ Aysgarth enjoys a privileged position on Richborough Road, one of Sandwich’s most desirable residential addresses, a location prized for its tranquillity, greenery, and effortless access to the very best the area has to offer. From a seller’s perspective, it’s a setting that truly elevates the lifestyle of the home.

Richborough Road sits just moments from Sandwich’s historic town centre, where independent shops, cafés, boutiques, and everyday essentials create a charming and convenient high street experience. The town is well served by excellent schools, including Sandwich Infant School, Sir Roger Manwood’s Grammar School, and Sandwich Technology School, making the area particularly appealing for families seeking quality education within easy reach.

Travel connections are another standout advantage. Sandwich railway station offers direct links to Canterbury, Ramsgate, Dover, and London St Pancras via High Speed services, making commuting or weekend city trips wonderfully straightforward. By road, Richborough Road provides smooth access to Thanet’s coastline, including Broadstairs, Margate, and Ramsgate, while Canterbury is just a short drive away for cultural outings, shopping, dining, and theatre.

One of Sandwich’s most beautiful features is the River Stour, winding through the town and offering scenic riverside walks, wildlife spotting, and peaceful places to sit and enjoy the surroundings. The river adds a sense of calm and natural beauty to everyday life, and its proximity is a cherished part of living in this area.

Altogether, Richborough Road combines serenity with convenience, a peaceful residential setting that remains perfectly connected to schools, shops, transport, and the wider attractions of Thanet and Canterbury. It’s a location that enhances the charm, comfort, and lifestyle appeal of Aysgarth in every way.*

* 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.

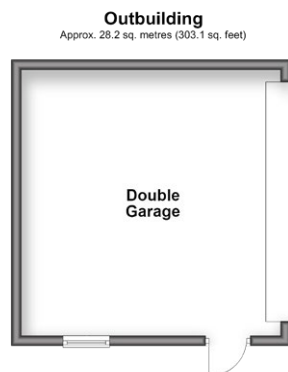








Travel		Sandwich Bowling Club		01304 611100		Entertainment	
By Road:		Sandwich Town Cricket Club		01304 617237		Empire cinema	
Sandwich station	1 miles	Sandwich Tennis Club				Luigis	
Canterbury	11.9 miles	Healthcare				The Brasserie on the Bay	
Channel Tunnel	21.2 miles	The Market Place Surgery		08443 879997		The Blue Pigeons	
Dover Docks	14.1 miles	The Butchery Surgery		01304 612138		The Bell Hotel	
Gatwick Airport	83.3 miles	Education				Blazing Donkey	
Charing Cross	80.9 miles	Primary Schools:				Local Attractions / Landmarks	
By Train from Sandwich:		Sandwich Infant School		01304 612228		Wingham Wildlife Park	
St. Pancras	1hr 27 mins	Sandwich Junior School		01304 612227		Betteshanger Country Park	
Victoria	1hr 53 mins	Cartright and Kelsey Primary		01304 812539		Richborough Fort and Amphitheatre	
Charing Cross	2hrs 10 mins	St Faith's Prep		01304 813409		The Guildhall Museum	
Dover	22 mins	Northbourne Park Prep		01304 611215		White Mill Heritage Centre Sandwich	
Canterbury	40 mins	Secondary Schools:				Seal Spotting Trips	
Leisure Clubs & Facilities		Sir Roger Manwood's Co-ed Grammar School		01304 613286		Sandwich Town Trail	
Royal St. George's Golf Club	01304 613090	Duke of York's Royal Military School, Dover		01304 245023		Sandwich and Pegwell National Nature Reserves	
Prince's Golf Club	01304 611118	Dover College		01304 205969		Walmer, Dover and Deal Castles	
Cinque Port Golf Club	01304 374007	Kings School Canterbury		01227 595502		Salutation House Sandwich	
Sandwich Bay Sailing and Water Ski Club	07530 857163	St Edmunds Canterbury		01227 475600			
Sandwich Bay Sailing Club	01304 363052	Sandwich Technology School		01304 610000			
Tides Leisure and Indoor Tennis	01304 373399						
Sandwich Leisure Centre	01304 614947						



GROUND FLOOR

Entrance Lobby
Utility/Cloakroom
Inner Hall
Lounge/Diner
Conservatory
Study/Bedroom
Kitchen/Breakfast Room

30'2 x 12'0 (9.20m x 3.66m)
14'4 x 13'7 (4.37m x 4.14m)
11'9 x 11'0 (3.58m x 3.36m)
(L-shaped) 19'0 x 10'8 (5.80m x 3.25m)
plus 15'1 x 12'1 (4.60m x 3.69m)

FIRST FLOOR

Landing
Main Bedroom
Dressing Room
En Suite Shower Room
Bedroom 4
Family Bathroom
Bedroom 3
Bedroom 2

15'9 x 11'9 (4.80m x 3.58m)
11'0 x 7'0 (3.36m x 2.14m)
11'0 x 9'8 (3.36m x 2.95m)
13'2 x 11'9 (4.02m x 3.58m)

OUTSIDE

Rear Garden
Side Garden
Front Garden
Double Garage

17'9 x 17'2 (5.41m x 5.24m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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