

# INIGO



## *Upper Strand Street*

**SANDWICH, KENT**  
**£550,000 FREEHOLD**

This extraordinary Grade II-listed house in Sandwich, Kent has its roots in the 16th century, when it is believed to have been home to jurat William Crispe. Its interiors have been thoughtfully restored by its current antique dealer owners, who have used reclaimed materials throughout to preserve its unique character. A pretty courtyard garden is tucked at the rear of the house, which is just a few minutes' walk from the town's historic quay. Sandwich rail station is a ten-minute walk away, and runs regular services to London in approximately 90 minutes.

### *Setting the Scene*

A busy medieval port town, Sandwich's development slowed following the siltation of the Wantsum Channel, resulting in a streetscape that has little changed since the Middle Ages.

## *Upper Strand Street*

**SANDWICH, KENT**  
**£550,000 FREEHOLD**



This handsome house is part of a row of houses that dates from the 16th century. It is thought to have been built for local jurat William Crispe, who bequeathed it to his wife and surviving heirs upon his death. In the 18th century, a stretch of houses including this one was owned by the Kite family; some were used as storehouses and barns, while others were used as dwellings.

It is likely that in years gone by, the house was connected to the one next to it, as evidenced by old doorways found in the walls on the first floor, presumably leading to a landing at the head of the original staircase. An original painting, dating from the 1570 and discovered by the current owners, offers a glimpse into the cultural aspirations of the Elizabethan period as well as a rare insight into the domestic interiors of the gentry class.

### *The Grand Tour*

This characterful house sits on the edge of Upper Strand Street and Quay Lane; the latter is a pretty cobbled lane that is home to Fisher Gate, the only surviving original medieval town gate in Sandwich. On the house's façade, neat stuccoed walls on its lower level are complemented by white-painted weatherboarding above.

Inside, a light-filled entrance hall has pretty clay tiling underfoot. A spacious living room sits to its left, and has a pretty inglenook fireplace with log burner. On one side, the house's original brick and plasterwork has been exposed, providing a fascinating glimpse of days gone by.

In the kitchen, painted timber beams run overhead. Here, intricate blue and white tiles adorn a section of the wall, and there is an Bertazzoni range oven. A glass-panelled door leads from the kitchen to the courtyard, and the space is further illuminated by a large sash window. A handy pantry cupboard has been painted in mustard yellow, and there is an alcove with space for a fridge freezer.

To the rear, a smart utility room has a butler sink with brass fittings, and a WC has been painted and wallpapered in shades of blue and white. A study with built-in storage is found next to the kitchen.

## *Upper Strand Street*

**SANDWICH, KENT**  
**£550,000 FREEHOLD**



A wooden staircase with ornate white-painted balustrade ascends to the first floor, which is occupied by three comfortable bedrooms. Wood panelling lines the walls of the principal bedroom, its rich tones conveying a sense of grandeur. Overhead, an intricate strapwork ceiling has been recently installed by the current owners, a style that was popular when the house was first built. One of the additional bedrooms has a large sash window, while the other is characterised by gently sloped archways and alcoves.

A small flight of steps descends from the landing to a shared bathroom, its pitched roof inset with a large skylight. The walls and bathtub are wrapped in wood panelling, complemented by neat red tiling.

### *The Great Outdoors*

A large walled courtyard sits to the rear of the house, with gravelled area and borders filled with greenery. There is a crab apple tree, and ample room for sitting out on a pleasant day.

### *Out and About*

Sandwich's townscape remains vigorously honest to its medieval layout, resulting in a wonderful jumble of small streets lined with colourful shops and eateries across the historic town centre and along the River Stour. Along the quay and high street are a variety of restaurants, cafes and bars, including Luigi's for traditional Neapolitan cuisine, the historic George & Dragon pub (originally built in 1446 for the 24th year of the 1st reign of Henry VI), Drill Hall for artisan pizza and Time & Tide Taphouse for craft beer – all within a five-minute walk of the house. For a taste of the continent, visit DiVino Wine Bar – previously a historic grocery store, its original counter is still intact. Check out nearby Delf Farmshop for locally grown produce, and Updown Farmhouse for a luxurious staycation or a gourmet meal.



## *Upper Strand Street*

**SANDWICH, KENT**  
**£550,000 FREEHOLD**



A weekly market takes place every Thursday morning, and a farmers' market on the last Saturday of the month. Both are hosted at the 16th-century Guildhall, which houses its own museum holding the Sandwich Magna Carta from 1300 and the Charter of the Forest, as well as artefacts dating back to the Mesolithic period. For a bit of peace and quiet, visit the Secret Gardens of Sandwich, encircled by the old stone city walls and designed by renowned English architect Edwin Lutyens. There are a further three and a half acres of ornamental gardens created by Lutyens and celebrated British horticulturist Gertrude Jekyll. English Heritage has also recently completed works on Richborough Roman Fort and Amphitheatre, where visitors can discover the cradle of life for Roman Britain less than a ten-minute drive away.

Endless outdoor adventures await in Sandwich Bay and St Margaret's Bay, and the nearby Kent Coastal path means it is possible to walk for miles along the area's many beachfront promenades, chalk cliffs and sandy beaches. The area is within a short distance of several nature reserves, including Gaze Salts, Monks Wall and Pegwell nature reserves, as well as Sandwich Bay Bird Observatory.

Notably, Sandwich Bay's long, sand and pebble beach is backed by several world-class golf courses; the 2021 Open Championship was played in Sandwich at the Royal St George's Golf Club. Two other highly regarded clubs, Prince's Golf Club and Royal Cinque Ports Golf Club, both previous Open venues, can be found immediately north and south of St George's.

Further amenities and attractions can be found in nearby Deal, a 20-minute drive south via the A258. Major attractions include Deal Castle, constructed in the shape of a Tudor rose by Henry VIII and the famed Deal Pier, the last fully intact leisure pier remaining in Kent. Excellent dining options include The Rose Hotel and The Frog & Scot, while The Black Pig butchers and Jenkins & Sons fishmongers are also both noteworthy. Deal is also home to the ever-popular lifestyle and homewares emporium Green & Found. Constructed in the early 1800s within the Captain's Gardens at Deal Castle, it provides creative spaces for local craftspeople to work and hosts workshops, talks, and events.

## *Upper Strand Street*

**SANDWICH, KENT**  
**£550,000 FREEHOLD**



Sandwich has several well-regarded schools, including Sandwich Junior School, Sandwich Infant School and Sir Roger Manwood's School.

The house is conveniently located just a ten-minute walk from Sandwich train station, which runs direct services to London St Pancras in just over 90 minutes and Charing Cross in around two and half hours. From Sandwich, it's a 30-minute train or 20-minute drive down to Dover, a 25-minute drive up the coast to Margate, and around a two-hour drive to London via the M2. Access to the continent is also excellent via the Port of Dover, and the Channel Tunnel at Folkestone.

Council Tax Band: E

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.