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JULY  
 2010



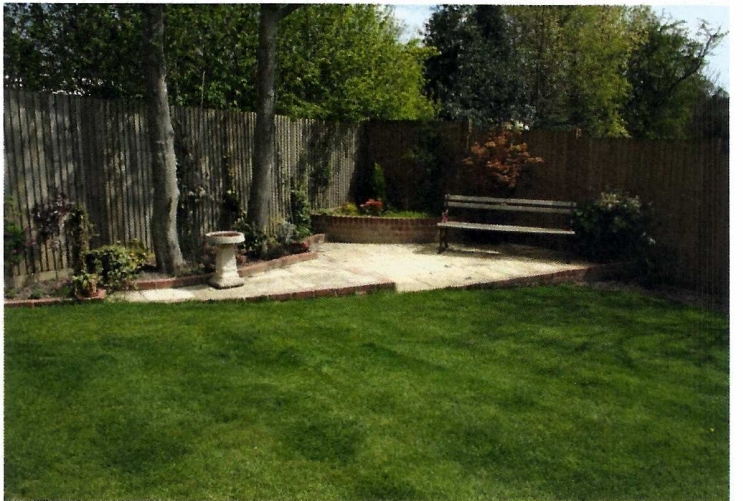
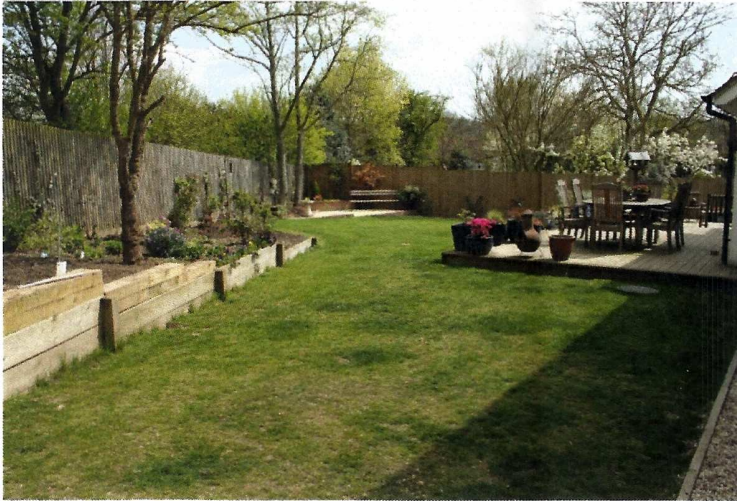
  
[colebrooksturrock.com](http://colebrooksturrock.com)

**Maple House, 2 George's Meadow, Conyningham Lane  
 Bridge CT4 5JU  
 Guide £800,000**











## THE PROPERTY

Maple House comprises a spectacular contemporary detached family house in an enviable position, tucked away yet having easy access to the comprehensive local facilities. Bridge boasts a range of amenities including general store, butchers, post office and pharmacy. There is also a popular primary school, doctors surgery and dentist. The surrounding countryside provides good walking, riding and cycling and Canterbury City Centre is easily accessible, offering a wide range of shopping and leisure facilities and an excellent selection of secondary schools.

The property offers extensive accommodation of elegant proportions, impressively equipped and delightfully presented throughout. The living accommodation includes spectacular open-plan kitchen/breakfast/family room being impressively appointed and opening onto the garden. There are two further reception rooms and galleried landing overlooking the reception hall and study. On the first floor are two principal bedroom suites, both with beautifully fitted en-suite shower rooms and their own dressing areas. There are three further bedrooms and a family bathroom.

Externally, the property has a large driveway to the front and attractively landscaped and well maintained gardens to the side and rear, incorporating lawn, vegetable garden and seating areas.

### ENTRANCE HALL

14' 5 (maximum) x 16' 1 (maximum) (4.39m x 4.90m)

### DRAWING ROOM

17' 2 x 16' 9 (5.23m x 5.11m)

### DINING ROOM

13' 0 x 11' 3 (3.96m x 3.43m)

### GALLERIED STUDY

10' 1 x 8' 5 (3.07m x 2.57m)

### CLOAKROOM

### KITCHEN/BREAKFAST/FAMILY ROOM

25' 5 x 20' 5 (7.75m x 6.22m)

### UTILITY ROOM

9' 2 x 5' 6 (2.79m x 1.68m)

### FIRST FLOOR

### GALLERIED LANDING

### MASTER BEDROOM SUITE

23' 0 (maximum) x 11' 7 (7.01m x 3.53m)

### DRESSING AREA

8' 9 x 4' 0 (2.67m x 1.22m)

### EN SUITE SHOWER ROOM

9' 3 x 8' 9 (2.82m x 2.67m)

### GUEST BEDROOM SUITE

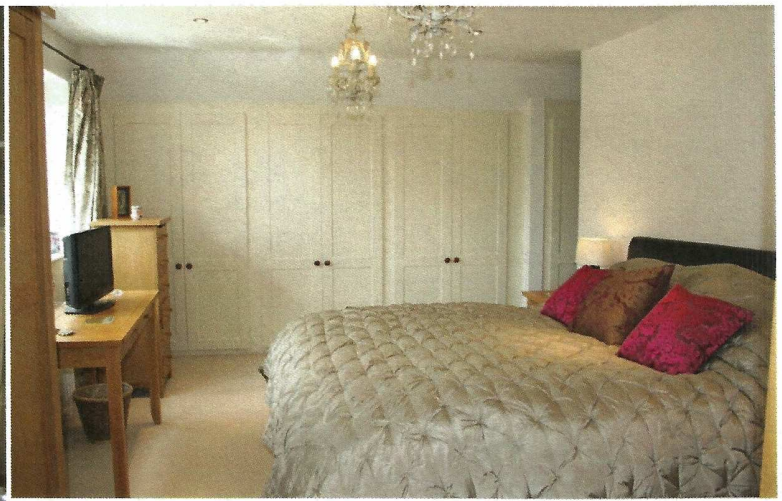
17' 2 (maximum) x 11' 0 (5.23m x 3.35m)

### DRESSING AREA

7' 6 x 5' 3 (2.29m x 1.60m)







**EN-SUITE SHOWER ROOM**

9' 2 x 5' 3 ((minimum)  
2.79m x 1.60m)

**BEDROOM THREE**

17' 2 x 10' 1 (5.23m x  
3.07m)

**BEDROOM FOUR**

11' 4 x 10' 6 (3.45m x  
3.20m)

**BEDROOM FIVE**

10' 6 x 8' 10 (3.20m x  
2.69m)

**FAMILY BATHROOM**

9' 5 x 6' 0 (2.87m x 1.83m)

**EXTERIOR**

Vehicular access is gained onto a large driveway providing ample parking and access to the integral double garage. Front gardens incorporate a formal lawn and well stocked herbaceous beds. The rear gardens are attractively laid out and well maintained, including raised timber decking area, formal lawn, well stocked herbaceous beds and raised kitchen garden area. Paved seating area with further raised beds.

**UTILITY ROOM**

9' 2 x 5' 6 (2.79m x 1.68m)

**DOUBLE GARAGE**

21' 0 (maximum) x 18' 7  
(maximum) (6.40m x  
5.66m)

**SERVICES**

All mains services are understood to be connected to the property.

**HOME INFORMATION PACK**

The Home Information Pack is available upon request.

**LOCAL AUTHORITY**

Canterbury City Council,  
Military Road,

Canterbury, Kent, CT1  
1YW

**CURRENT COUNCIL TAX BAND: G**

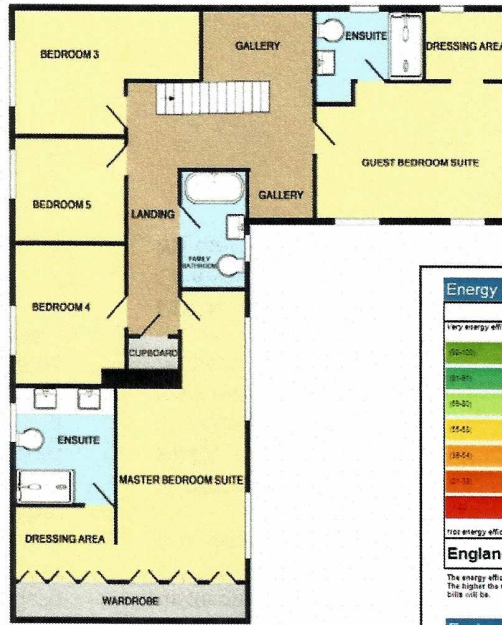
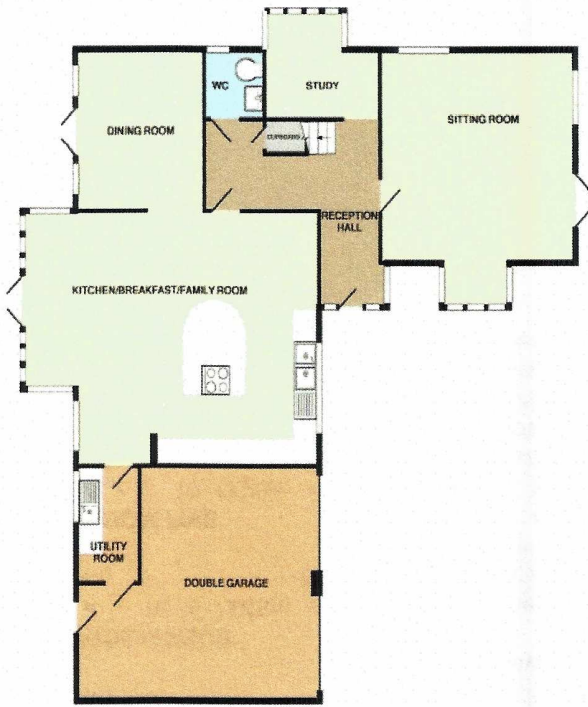
**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents,  
**Colebrook Sturrock:**  
**01227 831999.**

**AGENTS NOTE**

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc





TOTAL APPROX. FLOOR AREA 276.0 SQ.M (2971.92 SQ.FT.)  
 (These figures are based on measurements taken on the day of the visit. They are not intended to be a guarantee of accuracy and are not intended to be used for any purpose other than to provide a guide to the size of the property. The actual area may vary slightly from the figures shown above and the seller does not warrant or guarantee the accuracy of these figures.)

