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Sandwich sandwich.colebrooksturrock.com
Canterbury canterbury.colebrooksturrock.com
Broadstairs broadstairs.colebrooksturrock.com
Ramsgate ramsgate.colebrooksturrock.com
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Deal deal.colebrooksturrock.com

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July 2010



Wayside 18 High Street
Bridge Kent CT4 5JY
£425,000

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THE PROPERTY

Wayside comprises a most attractive double fronted detached Grade II Listed cottage, set in the heart of Bridge village within walking distance of the comprehensive range of local amenities. Bridge boasts a wide range of facilities including supermarket, popular local primary school, doctor surgery, post office and dentist. The surrounding countryside provides good walking, riding and cycling and Canterbury city centre is easily accessible.

The property boasts attractively proportioned accommodation which has been extended to the rear. On the ground floor there are three reception rooms with the sitting room opening onto the garden. There is also a downstairs cloakroom and utility room. Upstairs are three bedrooms and the family bathroom. Externally is an attractive walled garden and there is a driveway to the front providing parking.

PORCH

5' 9 x 2' 10 (1.75m x 0.86m)

INNER HALL

8' 0 x 5' 8 (2.44m x 1.73m)

DRAWING ROOM

13' 4 x 10' 10 (4.06m x 3.30m)

DINING ROOM

13' 8 x 10' 10 (4.17m x 3.30m)

SITTING ROOM

19' 6 x 13' 0 (5.94m x 3.96m)

KITCHEN

12' 0 x 10' 6 (3.66m x 3.20m)

UTILITY ROOM

8' 0 x 5' 10 (2.44m x 1.78m)

CLOAKROOM

6' 7 x 3' 0 (2.01m x 0.91m)

FIRST FLOOR

BEDROOM ONE

12' 0 x 10' 7 (3.66m x 3.23m)

BEDROOM TWO

14' 4 (max) x 13' 6 (max) (4.37m x 4.11m)

BEDROOM THREE

10' 11 (max) x 8' 8 (max) (3.33m x 2.64m)

BATHROOM

7' 5 x 6' 3 (2.26m x 1.91m)

EXTERIOR

FRONT GARDEN

To the front the property has a paved front garden with inset herbeaceous beds and borders and

vehicular access is gained onto a private shingled driveway providing parking.

REAR GARDEN

65' 0 x 47' 0 (19.81m x 14.33m)

Incorporates a paved patio area from the house with raised seating areas to both sides. Short flight of steps leads up to the lawn which is inset with mature herbaceous beds and mature trees and shrubbery. Timber garden shed. The garden



WAYSIDE



is enclosed to the sides and rear by solid brick walls. The garden enjoys a good deal of privacy and seclusion.

SERVICES

All mains services are understood to be

connected at the property.

LOCAL AUTHORITY

Canterbury City Council,
Military Road,
Canterbury, Kent, CT1 1YW

CURRENT COUNCIL TAX BAND: F

VIEWING ARRANGEMENTS

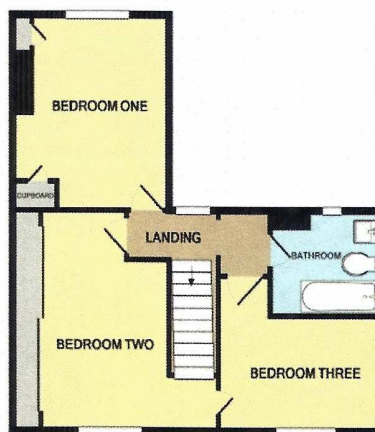
Strictly by appointment with the Agents,
Colebrook Sturrock:
01227 831999.

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.



GROUND FLOOR
APPROX. FLOOR AREA
739 SQ. FT.
(68.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR AREA
457 SQ. FT.
(42.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1196 SQ. FT. (111.1 SQ. M.)

(While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.)

Energy Efficiency Rating		Environmental (CO2) Impact Rating	
Current	Potential	Current	Potential
<small>Energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.</small>	

