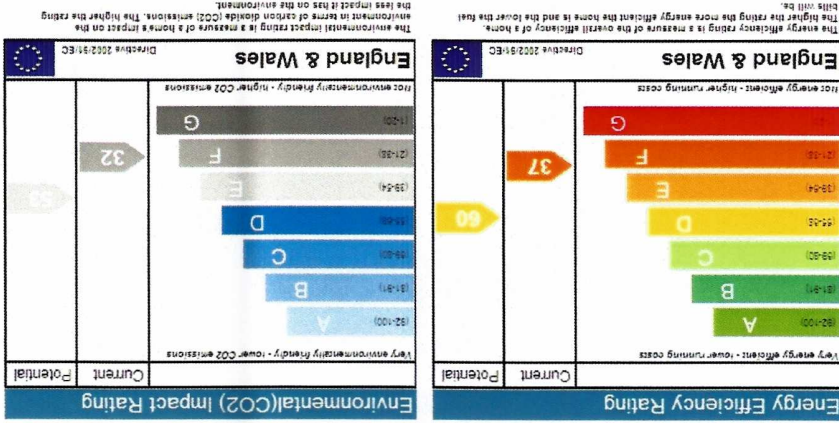


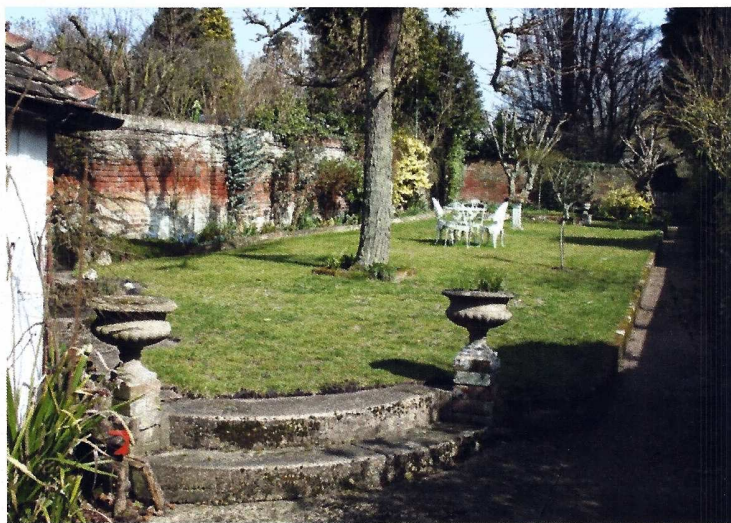
EPCs are provided for the vendor's information only. The vendor's agents are not responsible for the accuracy of the information provided in the EPC. The vendor's agents are not responsible for the accuracy of the information provided in the EPC. The vendor's agents are not responsible for the accuracy of the information provided in the EPC.



July 2010



**5 High Street**  
**Bridge, Kent, CT4 5JY**  
**£520,000**





### THE PROPERTY

5 High Street is a most impressive semi-detached period house offering extensive and versatile accommodation of elegant proportions. The property is set in the heart of the village of Bridge being convenient for the comprehensive local facilities whilst also having easy access to Canterbury city centre. Bridge itself offers general store, butchers, Post Office and pharmacy. There is also a popular local primary school and doctors surgery. The countryside around the village has a network of footpaths, bridleways and lanes providing excellent walking, riding and cycling. Canterbury boasts a wealth of shopping and leisure facilities together with a good range of secondary schools.

On the ground floor the accommodation includes a large reception hall with attractive staircase, three reception rooms plus a garden room and the kitchen. There is also a substantial cellar providing useful additional storage. On the first floor are four double bedrooms, the family bathroom and a shower room. Externally there is a delightful walled garden to the rear plus brick built workshop, store and outside WC. To the front is a paved parking area.

Now on the market for the first time in a generation the property offers a rare opportunity to acquire a unique family home in an enviable setting.

#### RECEPTION HALL

#### SITTING ROOM

14' 2 x 12' 6 (4.32m x 3.81m)

#### DINING ROOM

14' 2 x 12' 6 (4.32m x 3.81m)

#### GARDEN ROOM

12' 9 x 7' 6 (3.89m x 2.29m)

#### BREAKFAST ROOM

12' 0 x 11' 6 (3.66m x 3.51m)

#### KITCHEN

12' 0 x 8' 3 (3.66m x 2.51m)

#### FURTHER KITCHEN AREA

8' 5 x 3' 4 (2.57m x 1.02m)

#### CELLAR

#### LANDING

#### BEDROOM ONE

13' 0 x 12' 9 (3.96m x 3.89m)

#### BEDROOM TWO

13' 0 x 12' 9 (3.96m x 3.89m)

#### BEDROOM THREE

12' 10 x 11' 2 (3.91m x 3.40m)

#### BEDROOM FOUR

12' 5 x 11' 3 (3.78m x 3.43m)

#### BATHROOM

#### SHOWER ROOM

#### WC

#### EXTERIOR

To the rear is a delightful, well maintained walled garden incorporating lawn, mature trees and shrubs, herbaceous beds and ornamental pond. There is a substantial brick built workshop, store and WC. To the front is a paved driveway providing parking.

#### SERVICES

All main 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

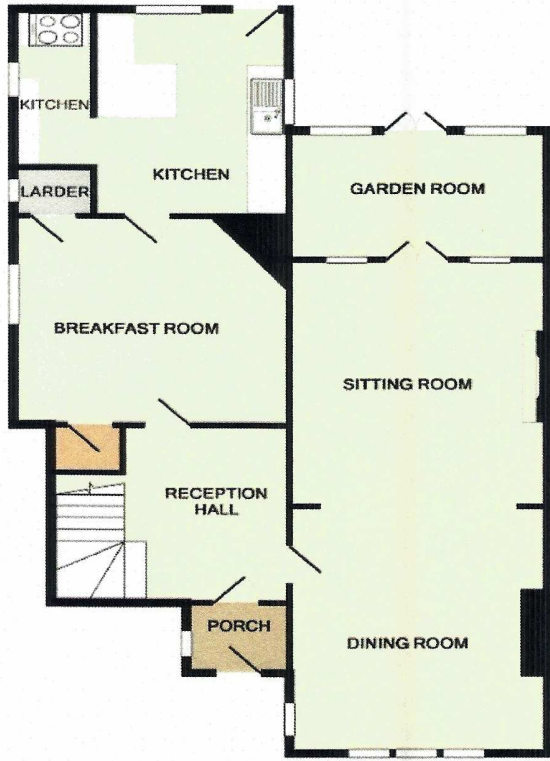
#### CURRENT COUNCIL TAX BAND: E

#### VIEWING ARRANGEMENTS

Strictly by appointment with the Agents, Colebrook Sturrock: 01304 81155.

#### 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 82.8 SQ.M.  
(891 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 76.0 SQ.M.  
(818 SQ.FT.)

TOTAL APPROX. FLOOR AREA 158.8 SQ.M. (1709 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 as to their operability or efficiency can be given.

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