

BR001768

A picturesque period house in the heart of the village
known as



**2 Dering Road
Bridge
Canterbury**

£489,000

Offices at:

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
- Canterbury 88 High Street, Bridge, Canterbury, Kent CT4 5LB
- Broadstairs 46 High Street, Broadstairs, Kent CT10 1JT
- Ramsgate 71 High Street, Minster, Kent CT12 4AB
- Dover 3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT
- Deal 17 The Strand, Walmer, Deal, Kent CT14 7DY

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|--------------------|------------|--|
| tel (01304) 612197 | fax 617778 | email sandwich@colebrooksturrock.co.uk |
| tel (01227) 831999 | fax 832521 | email bridge@colebrooksturrock.co.uk |
| tel (01843) 863100 | fax 865050 | email broadstairs@colebrooksturrock.co.uk |
| tel (01843) 823200 | fax 823311 | email minster@colebrooksturrock.co.uk |
| tel (01304) 852212 | fax 853632 | email st.margarets@colebrooksturrock.co.uk |
| tel (01304) 381155 | fax 381166 | email walmer@colebrooksturrock.co.uk |



- Lettings 19 Market Street, Sandwich, Kent CT13 9DA tel (01304) 612197 fax 617778 email lettings@colebrooksturrock.co.uk
- Land & Development 19 Market Street, Sandwich, Kent CT13 9DA tel (01304) 612197 fax 617778 email landanddevelopment@colebrooksturrock.co.uk



SITUATION

The property is positioned in the heart of the village and is therefore convenient to all local shops including butchers, bakers, village school, mini market, health centre, Post Office, pubs and other amenities. The sought after village of Bridge lies just to the South East of Canterbury which offers excellent shopping facilities, further schooling and educational establishments as well as entertainments and sporting facilities.

There are two mainline railway stations in the City, which provide regular services to London and the Kent coast along with the local station at Bekesbourne.

The Channel Ports of Dover and Folkestone together with the Folkestone terminal of the Channel Tunnel are all easily accessible and Ashford International Station provides regular Euro Star services to Paris, Lille and Brussels with connecting services beyond. The A2 provides easy access to the M2 motorway London and the rest of the country's motorway networks.

The delightful countryside surrounding Bridge offers pleasant walks, riding, and cycling. Bathing, fishing and boating can be enjoyed around the Kent coastline. There is an enviable choice of Golf Courses in the area, the nearest being Canterbury and Broom Park.

THE PROPERTY

A delightful listed grade II detached house with parts dating from the 17th century, offering many period features including 2 inglenook fireplaces and a wealth of exposed timbers. This spacious property is arranged over 3 floors and comprises: 4 bedrooms one with en-suite facilities, cloakroom, bathroom, lounge, sitting room, dining room, hall/study, kitchen, utility/store room. Gardens front rear and side, detached double garage.

The Accommodation With Approximate Measurements Comprises: -

ENTRANCE HALL

15' 2 x 8' 10 (4.62m x 2.69m)

With study area, dual aspect, double panel radiator, telephone point, exposed ceiling timbers, inset ceiling lights, door to staircase and door to: -

SITTING ROOM

13' 10 x 11' 0 (4.22m x 3.35m)

Single panel radiator, sash window, attractive arched recess with shelving above and cupboard below, open through to: -

LIVING ROOM

16' 8 x 14' 1 (5.08m x 4.29m)

To include Inglenook fireplace with inset cast iron wood burning stove, brick hearth and chimney breast with wooden bressumer beam over. Door to dining room, fitted book shelf to recess attractive bay window and door to exterior, double panel radiator, exposed ceiling timbers, lobby with understairs storage cupboard through to: -

KITCHEN

17' 10 x 7' 0 (5.44m x 2.13m)

Dual aspect with views over gardens. Attractive kitchen comprising inset deep white butler sink with mixer tap, solid wood worktops with cupboards and drawers below, inset four ring induction hob, canopied extractor over and low level oven below, fitted dishwasher and fridge. Tiled splashback and ceramic tiled floor. Fitted china cupboard with glass fronted doors, single panel radiator, telephone point, inset ceiling lights, glazed door to: -

WALK-IN PANTRY

Shelving, window to side, ceramic tiled floor.

DINING ROOM

15' 11 max to include Inglenook fireplace x 14' 1 with recess to side (4.85m x 4.29m)

Double panel radiator, sash window overlooking garden and door to exterior. Exposed ceiling timbers, return door to lounge and door to: -

UTILITY/STORE ROOM

10' 0 x 8' 8 (3.05m x 2.64m)

Deep white butler sink, fitted cupboards with work top, plumbing for automatic washing machine, extractor fan, space for fridge/freezer, vented for tumble dryer, ceramic tiled floor, arched ceiling.

BATHROOM

White suite comprising Jacuzzi bath with mixer tap and shower attachment, further wall mounted shower with screen to side, vanity worktop with inset wash hand basin, low level WC, ceramic tiled floor, heated towel rail, range of fitted cupboards above and below, window, inset ceiling spotlights, complimentary wall tiling.

FIRST FLOOR**LANDING**

Understairs storage cupboards and further overhead cupboard housing gas condensing central heating boiler providing domestic hot water (can also be heated electrically) and central heating, recessed area with window overlooking garden, stairs to second floor.

CLOAKROOM

Comprising low level WC, wash hand basin, inset ceiling light.

MASTER BEDROOM

14' 3 x 13' 3 (4.34m x 4.04m)

Walk in wardrobe with light and radiator, sash window overlooking the garden, corner shower unit with wall mounted electric shower and sliding doors, double panel radiator, telephone point, door with step down to en suite facility.

EN SUITE

Low level WC, pedestal wash hand basin, bidet, heated towel rail, fitted storage cupboard. Exposed ceiling timbers, window to side, inset ceiling lighting. This room has restricted head room with a sloping ceiling.

BEDROOM TWO

14' 2 x 13' 2 (4.32m x 4.01m)

Single panel radiator, sash window.

BEDROOM THREE

13' 9 x 11' 0 max (4.19m x 3.35m)

To include bookshelves to two walls, telephone point, sash window.

SECOND FLOOR**LANDING**

Restricted headroom, door giving access to loft space with light.

BEDROOM FOUR

12' 7 x 11' 8 max (3.84m x 3.56m)

Sloping ceilings to two walls, window, double panel radiator.

OUTSIDE

Delightful gardens to front, side and rear, laid mainly to lawn with a variety of flowerbeds and borders stocked with a variety of mature shrubs, trees and plants. The property is approached via a shared driveway giving access to a double garage with pitched and tiled roof, power and light, there are electronic roller shutter doors and parking for two cars, personal door to garden.

SERVICES

All mains services are understood to be connected to the property including Broadband internet access.

LOCAL AUTHORITY

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

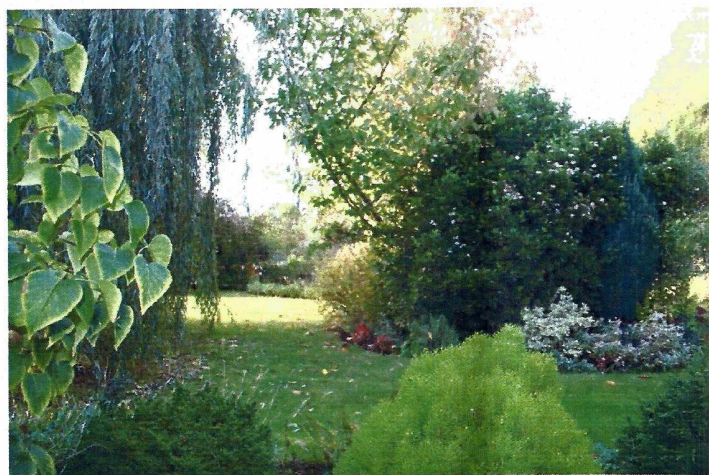
COUNCIL TAX BAND: G

VIEWING ARRANGEMENTS

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

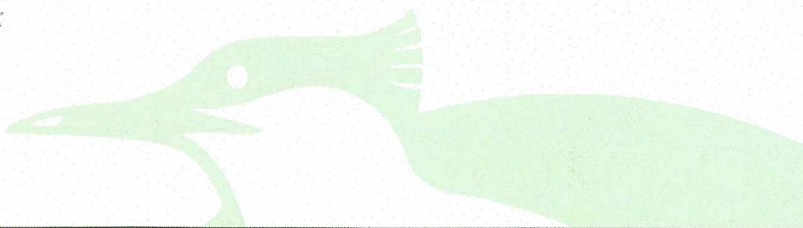
AGENTS NOTE

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.



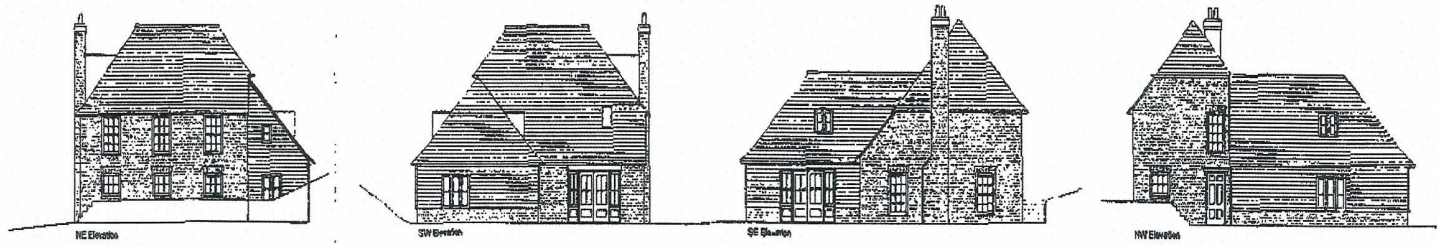






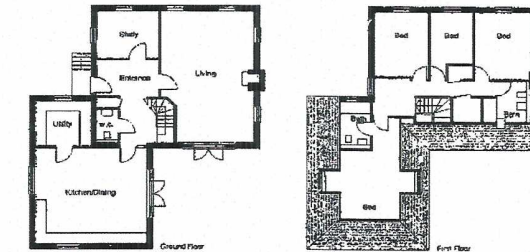
BR002728

An opportunity to acquire a building plot with planning for a substantial detached residence in this popular village



Elevations

Direct North-south line (Facing north, East on right, West on left) (Scale 1:1000) (Not to scale)



Floor Plans Proposed House



**Building Plot At
2 Dering Road
Bridge**

Offers Invited in writing by 12 noon on Friday 6th January 2006

Offices at:

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
- Canterbury 88 High Street, Bridge, Canterbury, Kent CT4 5LB
- Broadstairs 46 High Street, Broadstairs, Kent CT10 1JT
- Ramsgate 71 High Street, Minster, Kent CT12 4AB
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- Land & Development 19 Market Street, Sandwich, Kent CT13 9DA tel (01304) 612197 fax 617778 email landanddevelopment@colebrooksturrock.co.uk

SITUATION

A rare opportunity to acquire a building plot in the heart of this sought after village. The plot is positioned just off the High Street, close to all local shops including butchers, bakers, village school, mini market, health centre, Post Office, pubs and other amenities. The village of Bridge lies just to the south-east of Canterbury which offers excellent shopping facilities, further schooling and educational establishments as well as entertainment and sporting facilities.

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The delightful countryside surrounding Bridge offers pleasant walks, riding, and cycling. Bathing, fishing and boating can be enjoyed around the Kent coastline. There is an enviable choice of Golf Courses in the area, the nearest being Canterbury and Broome Park.

THE PROPERTY

The approved plans are for an attractive detached 4 bedroomed house with a net internal area of approximately 1900 sq ft, with the following accommodation: Entrance hall, kitchen/diner, utility room, lounge and separate study. 4 bedrooms, master ensuite and family bathroom to the first floor.

THE PLOT

The plot measures approximately 34m depth (111' 7) by 18m (59' 1) frontage to the High Street, as shown edged in red on the attached O.S extract. The boundary between the retained land and the plot to be sold is clearly marked with pegs.

PLANNING

Detailed Planning consent was granted on 31/10/05 under application number CA/05/01161 for the construction of a detached house and garage. Approved plans are available for inspection at the Agents offices as below.

METHOD OF SALE

Offers are to be submitted in writing in an envelope clearly marked "**Building Plot, 2 Dering Road, Bridge**" in the top left hand corner, to the **Bridge office** of Colebrook Sturrock & Company, 88 High Street, Bridge, CT4 5LB by 12 Noon on Friday 6th January 2006.

All offers must include the following advice:-

1. Whether the offer is to be dependent upon the sale of another property.
2. Whether or not funding is required.
3. That the prospective buyer will be able to exchange

contracts within 28 days if their offer is accepted.

4. Whether the offer is conditional upon planning consent or any other matter.
5. An indication from the prospective buyer as to when the earliest date for completion would be.
6. The name, address and telephone number of the solicitors to be employed by the prospective buyer.

(The seller is not obliged to accept any offers)

IMPORTANT NOTES

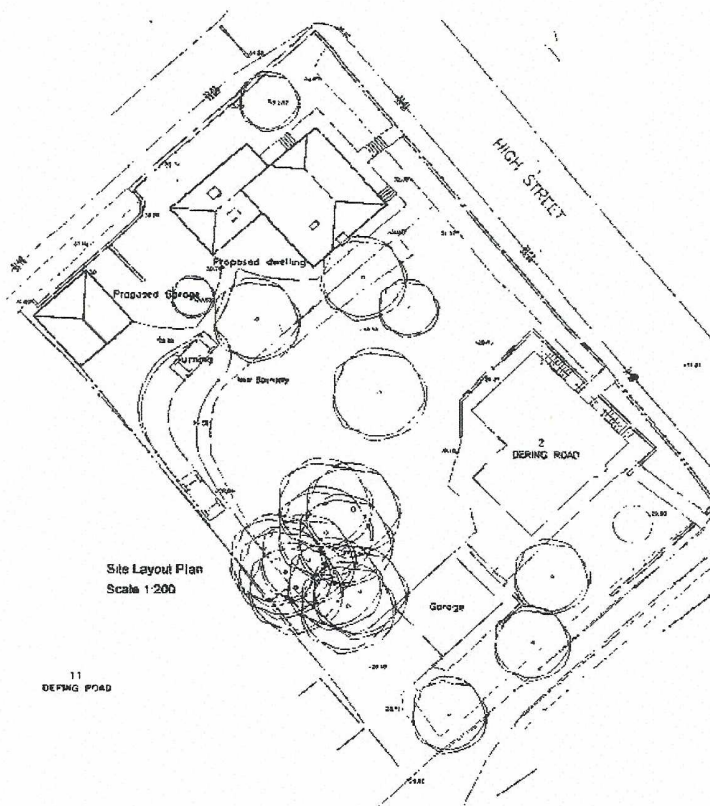
1. A contractual term shall require the vendor's approval to any alterations whatsoever to the approved drawings, such approval not to be unreasonably withheld.
2. The Vendor will retain the shared access area shown cross-hatched green on the attached plan but will grant appropriate access rights.

LOCAL AUTHORITY

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

VIEWING ARRANGEMENTS

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



The plans shown on these particulars are not to scale and their accuracy cannot be guaranteed.



This plan is not to scale, is for identification purposes only and its accuracy cannot be guaranteed.
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