

BR001690

A desirable Grade II listed village property
known as



**Riverdale House
82 High Street
Bridge**

£399,995

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tel (01304) 612197 fax 617778 email sandwich@colebrooksturrock.co.uk
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SITUATION

A desirable Grade II listed family home with spacious accommodation positioned in the heart of this sought after village, therefore convenient to all local shops including, butchers, bakers and Post Office, village school, pubs, doctors' surgery 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 entertainments and other amenities.

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 A2 provides fast access to the M2, London and the rest of the country's motorway network.

THE PROPERTY

An attractive period village house with spacious accommodation comprising: Entrance hall, lounge, sitting room, dining room, kitchen/breakfast room, cloakroom, garden room, utility. First Floor: Three bedrooms one with en suite and dressing room (formerly bedroom four) family bathroom. Attractive well stocked garden to rear, garage and parking.

The Accommodation With Approximate Measurements Comprises: -

Front door into:

ENTRANCE HALL

2 double panel radiators, moulded wood dado rail, 2 wall light points. Stairs to first floor. Door to:

CLOAKROOM

Low level WC. Wash hand basin, recessed shelf.

SITTING ROOM

14' 1 widening to 16' 2 into bay x 12' 6 (4.29m x 3.81m)

Open brick fireplace with raised hearth and exposed chimney breast. Fitted cupboards and shelves to recess one housing electric meter. Double panel radiator, laminated flooring. Sash window to bay. Double doors opening into:

DINING ROOM

12' 6 narrowing to 10' 2 x 10' 3 (3.81m x 3.12m)

Sash window to rear. Double panel radiator. Laminated flooring. Return door to hall.

KITCHEN/BREAKFAST ROOM

20' 5 x 13' 7 narrowing to 8' 0 (6.22m x 4.14m)

Step down from hall into lobby area. Built in cupboard with hot water cylinder and floor standing gas-fired boiler supplying domestic hot water and central heating. Inset 1 ½ bowl sink unit with mixer tap, cupboards below. Worktops with further cupboards and drawers under. Integrated dishwasher and fridge. Space for freezer and washing machine. Inset five ring gas hob. Range of wall mounted cupboards with under lighting. Pull out larder unit. Eye level oven and microwave oven. Window to side and skylight window. Telephone point. Security alarm system. Complementary wall tiling. Door to:

GARDEN ROOM

15' 5 x 12' 0 (4.70m x 3.66m)

Upvc sealed unit double glazed windows to rear and door to garden.

LOUNGE

23' 0 into bay x 14' 5 narrowing to 12' 4 (7.01m x 4.39m)

Two double panel radiators. False fireplace with wooden surround and mantle over. Television point. 3 wall light points. Double doors to hall. Under stairs storage cupboard housing gas meter. Recessed display area. Bay window to front.

FIRST FLOOR LANDING

Single panel radiator. Inner hall with linen cupboard

BATHROOM

Bath with mixer tap and shower attachment. Pedestal wash hand basin with shaver point over. Low-level WC. Access to loft space with ladder. Complementary wall tiling. Double panel radiator. Secondary double glazed window to rear.

BEDROOM THREE

13' 0 x 12' 6 (3.96m x 3.81m)

to include former en suite now used as a storage cupboard (could be reinstated as pipe work still in place). Telephone point. Window to rear. Pedestal wash hand basin with shaver point over.

BEDROOM TWO

13' 0 maximum x 12' 4 (3.96m x 3.76m)

Double panel radiator. Sash window to front.

MASTER BEDROOM

DRESSING AREA

9' 5 x 8' 10 (2.87m x 2.69m)

(Formerly bedroom four) Single panel radiator. Sash window to front. Archway through to:

BEDROOM AREA

12' 4 x 9' 2 (3.76m x 2.79m)

Sash window to front. Single panel radiator. Door to hallway. Door to:

EN SUITE BATHROOM

Low level WC. Bidet. Pedestal wash hand basin with strip lighted shaver point over. Complementary wall tiling. Built in shower cubicle with wall mounted electric shower and tiling to walls.

OUTSIDE REAR

Garden approx 50' wide x 38' maximum deep.

Paved patio areas, pergola with attractive well established wisterias and magnolia tree. Well stocked flowerbeds and borders.

Outside light. Gate to rear parking area.

UTILITY ROOM

With power and light. Plumbing for washing machine and space for freezer.

GARAGE

17' 3 x 9' 7 (5.26m x 2.92m) maximum

With electric roll up door, power and light, personal door to garden. Parking space in front of garage.

SERVICES

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

LOCAL AUTHORITY

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

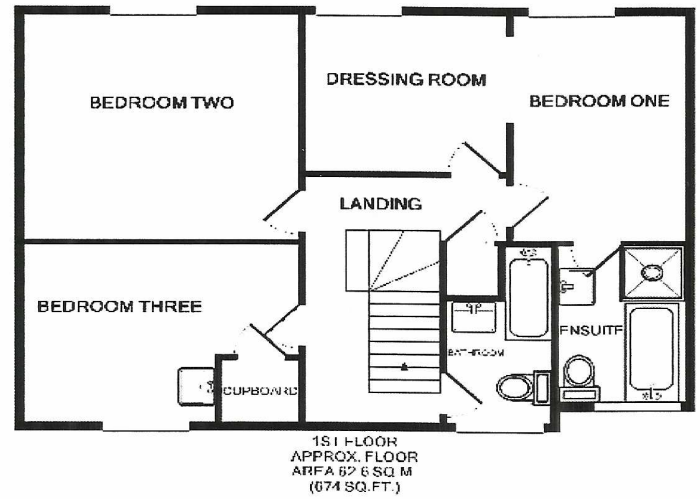
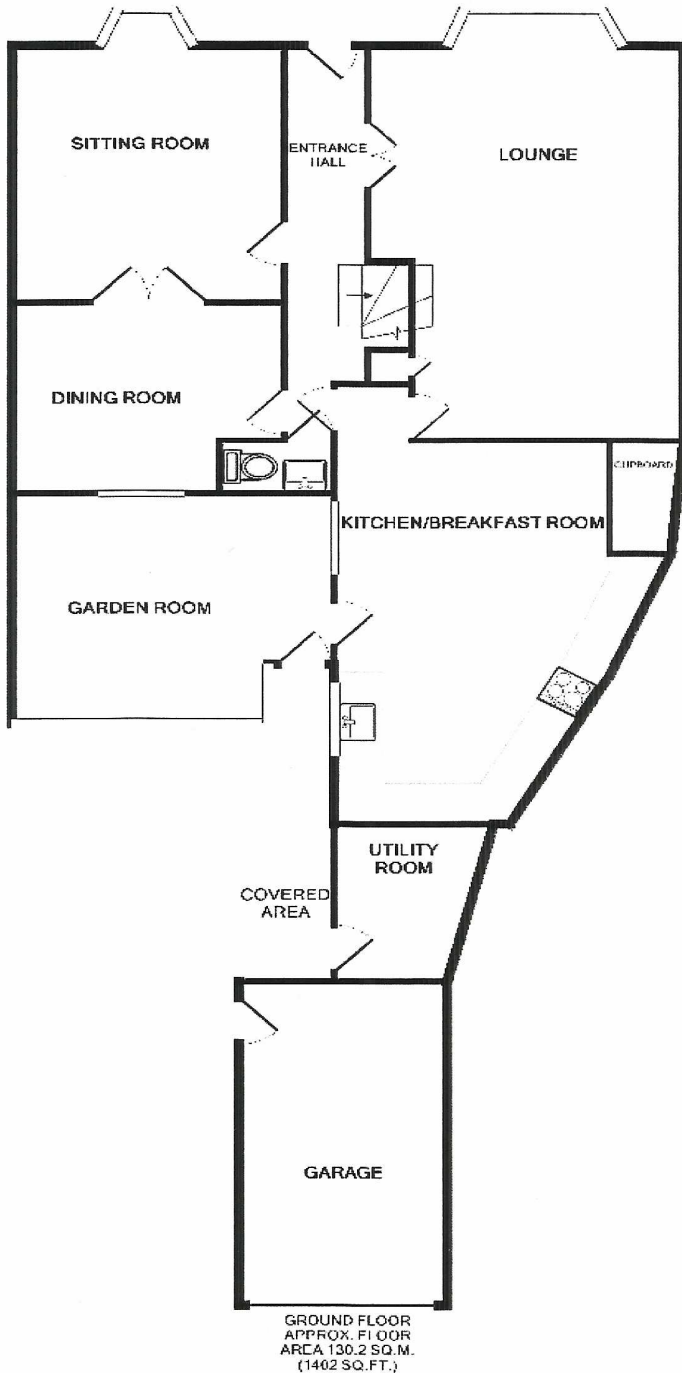
CURRENT COUNCIL TAX BAND: G

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents, Colebrook Sturrock 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.



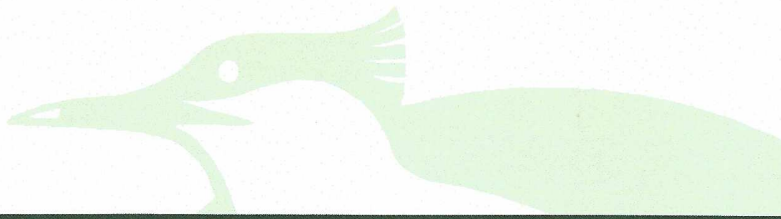
TOTAL APPROX. FLOOR AREA 192.8 SQ.M. (2076 SQ.FT.)

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 can be made as to their operation or efficiency.

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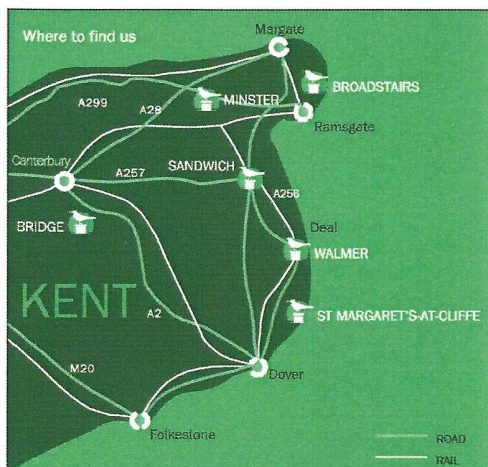


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