



- Individually Designed Detached Property
- Central Bridge Location
- 4 Good Sized Bedrooms
- 3 Reception Rooms
- Garden Room
- Attractive Garden Backing Onto A Stream

4a Brewery Lane, Bridge, Canterbury, Kent CT4 5LD

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**FOUNDATION**
property services

£ 450,000

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Ground Floor

- Hallway
- Sitting Room
- Study
- Dining Room
- Kitchen
- Utility Room
- Lobby
- Garden Room

First Floor

- Galleried Landing
- Four Bedrooms
- Master With En Suite
- Family Bathroom

Exterior

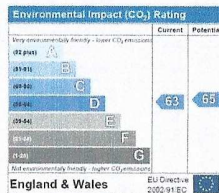
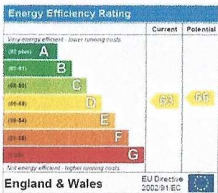
- Front & Rear Garden
- Garage & Parking

Situation

The village of Bridge is situated in the Nailbourne Valley in an attractive rural setting on the old Roman road of Watling Street. It lies 2.5 miles south east of Canterbury and 12 miles from Dover. Bridge, like other similar villages in the locality is a popular residential area for people working in Canterbury and other nearby towns. There are not many villages that can boast such varied architecture from Tudor to Victorian and the centre of the village is a designated conservation area. There are three pubs, a Post

Office, butchers and the local church is St. Peter's which is built in Kentish flint. There is also a Health Centre, Bridge and Patricbourne Primary School, a dental surgery, mini market and many other facilities. The cathedral City of Canterbury offers a wide variety of amenities. These include a great shopping centre with both High Street and independent shops, three grammar schools and a good choice of private education, universities and leisure facilities. It also has two mainline railway stations with regular services to London Victoria, Charing Cross and Cannon Street.





Description

This attractive 'colonial style' property was designed and built approximately twenty five years ago. The spacious accommodation is lovely and light throughout and flows beautifully. There is a good sized entrance hall with a cloakroom leading through to the reception rooms. At the front of the property is a useful study with a dual aspect. The sitting room is at the rear of the property with double door onto the pretty garden and is also dual aspect. It is a lovely size and has the focal point of a fireplace with a wood burning stove. The kitchen has modern light units with a built in electric double oven and gas hob. It also has a quarry tile floor which then runs through into a utility room with further units and plumbing for the utilities. To the side is a lobby that runs front to back and has an access to the front and rear gardens. The kitchen is open plan to the dining room which has oak flooring and

doors in to the garden room. On the first floor are three double bedrooms and a single, the master having a good sized en suite and seating into the bay window. There is a lovely L shaped galleried landing and the family bathroom.

Outside

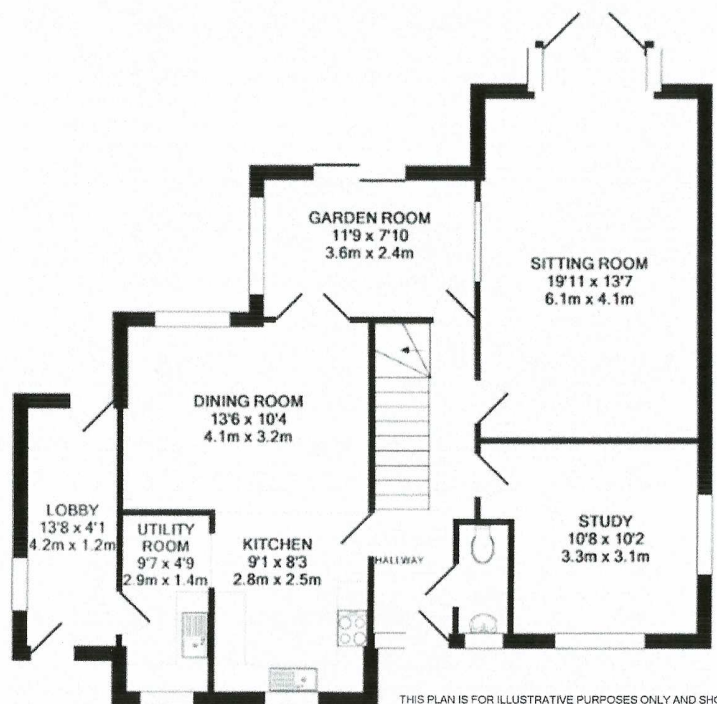
At the front of the property is a small walled garden with a

mature cherry tree. To the side is an enclosed double car port with a pitched roof and further parking for two cars. The rear garden is approximately 65' wide by 25' deep and backs directly on to the Nailbourne. It has a wonderful mature walnut tree, a lawn area and many flowers and shrubs. There is a real sense of privacy and seclusion being tucked away from the main street.



TENURE: FREEHOLD

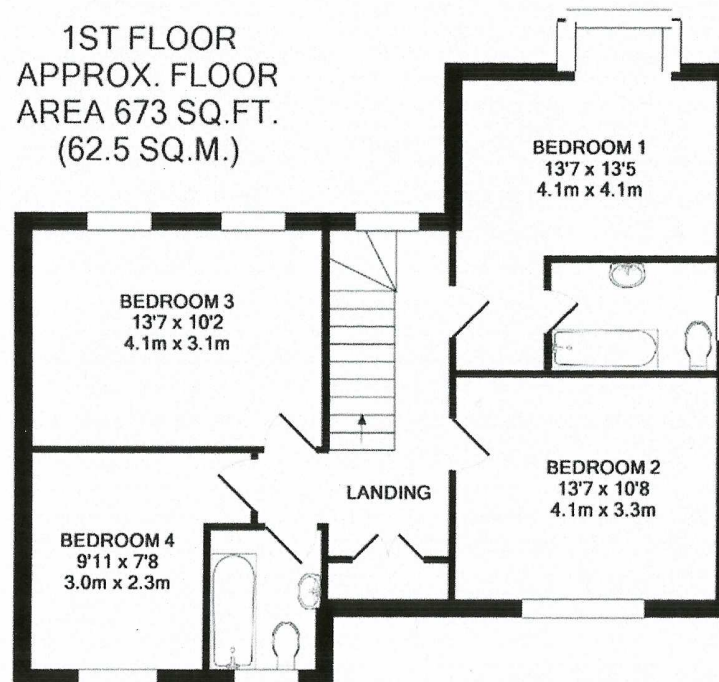
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GROUND FLOOR
APPROX. FLOOR
AREA 910 SQ.FT.
(84.5 SQ.M.)

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1ST FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)



Area

Approx. 147 sq. metres (1583 sq. feet)

General Information

All main services connected. The current Council Tax Band is F.

Directions

From the A2 drive down the hill into the main village street. Brewery Lane is the fourth turning on the right. On entering Brewery Lane turn right into a small mews development and the property is in the back right hand corner.



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