



- Elegant Grade II Listed Detached House
- Four Double Bedrooms
- Four Reception Rooms
- Stunning Kitchen/ Breakfast Room
- Bathroom & En Suite Shower
- 160ft Mature Gardens

Church Cottage, 104 High Street, Bridge, Kent CT4 5AR

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**FOUNDATION**
property services

£ 600,000

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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. 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. There is also a Health Centre,

Bridge and Patrixbourne Primary School, a dental surgery, mini market and many other facilities. Nearby Canterbury offers a wide variety of amenities. These include a great shopping centre, a good selection of schools, three universities, two railway stations and plenty of leisure facilities.

Description

Church Cottage is an elegant detached house which dates back to the 1600s. It has had later additions including a recent extension in 2006 of a large sitting room and a cloakroom. The entrance has a very pretty facade with tile hung elevations and a wisteria over the panelled entrance

Ground Floor

- Entrance Hall
- Kitchen/Breakfast Room
- Cloakroom
- Utility Room
- Sitting Room
- Dining Room
- Study
- Family Room

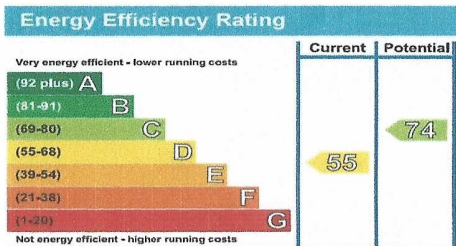
First Floor

- First Floor Landing
- Four Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Shower Room

Exterior

- Large Garden
- Studio





Description

door leading into the hall with cloakroom off. There are four large reception rooms consisting of an impressive sitting room, family room, study and a dining room which has a large inglenook fireplace. At the rear of the house is an open plan kitchen/breakfast room, split into defined areas. The breakfast room has an exposed brick chimneybreast with a fireplace set with one of the three wood burners included in the sale. It also has French doors onto the patio and opens onto the kitchen. The kitchen has a vaulted ceiling and a window overlooking the church yard. It has bespoke units with wood block work surfaces and a 'Belfast' style sink. The floor is tiled and a 'Rosieres' gas range with a double oven, hot plate and four burners is to remain. The charming sitting room has a fully vaulted wood panelled ceiling, a fireplace with a wooden mantle over and is lovely and light. It has a triple aspect in addition to a roof light and French doors onto the garden. The first floor has a bright

landing which leads to four double bedrooms all with wardrobes or storage cupboards. The master bedroom has bespoke wardrobes, an en suite shower room and a large walk-in attic area. The family bathroom has a full suite and there's also a separate shower room.

Outside

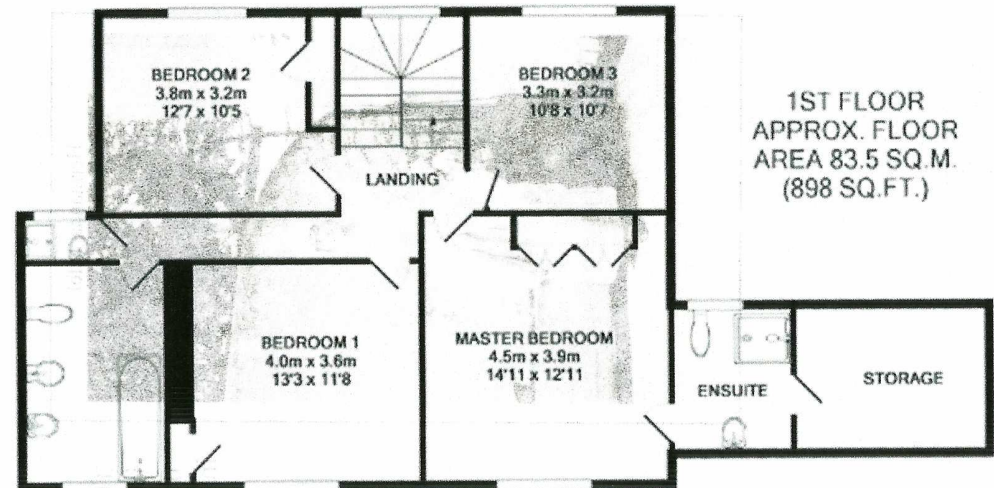
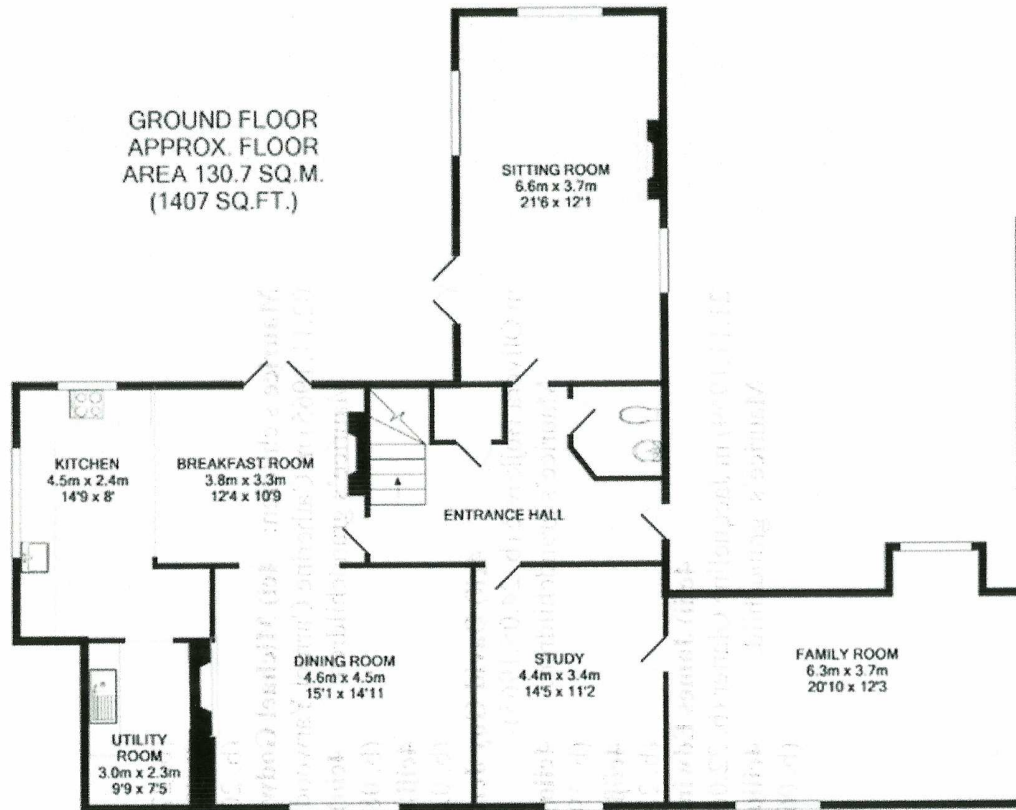
At the front of the property is a parking area behind five bar

gates. There is also a pretty shingle area and gateway to the garden. This is approximately 160ft in length it tapers slightly and is about 55ft at its widest. It has a couple of sheds, a greenhouse and a large summer-house/studio about 20ft long which has water and it's own ring main. The garden is divided into a patio area directly behind the house, a large lawn area with a beautiful view of the church and flower and shrub beds.



TENURE: FREEHOLD

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown 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 as to their operability or efficiency can be given. Virtual Vue Ltd
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Area Approx. 227 sq. metres (2444 sq. feet)

General Information

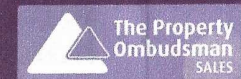
All main services. The current Council Tax Band is G.

Directions

From the A2 take the slip road to Bridge, follow the road down the hill into the Village. This takes you into the High Street. Drive through the village and the property can be found directly next to the church on the right hand side.



These particulars are intended to give a fair view of the property but their accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances before legal commitment. Foundation Property Services is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 07139236. Registered Address: The Thatch, Vine Farm, Stockers Hill, Boughton-under-Blean, Kent, England ME13 9AB



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