

## THE OLD SCHOOL HOUSE Patricxbourne Road, Bridge CT4 5BL



**\*Guide price £725,000 Freehold**

A RARE OPPORTUNITY TO PURCHASE ONE OF BRIDGE'S MOST ELEGANT PERIOD BUILDINGS SITUATED IN THE HEART OF THE VILLAGE WITH BEAUTIFULLY-APPOINTED WELL-PLANNED AND FLEXIBLE LIVING ACCOMMODATION

Cloakroom, Lounge, Sitting room, Atrium, Utility room, Bedroom 5 with en suite shower room, Main Bedroom with dressing area and en suite shower room, 3 further Bedrooms, Family Bathroom, Gas central heating, Excellent front garden 73' x 45', Good-sized rear garden 53' x 42', Brick paved side drive with parking for 4-6 cars, Attached store room.

21168/GC/VB/910



Chartered Surveyors. Auctioneers. Valuers. Estate Agents

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D.C. Venton FRICS

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[www.amosdawton.co.uk](http://www.amosdawton.co.uk)

E-mail: [sales@amosdawton.co.uk](mailto:sales@amosdawton.co.uk)



The Old School House, Patrixbourne Road, Bridge

The Old School House is located in Patrixbourne Road in the centre of the village of Bridge which unusually retains a good selection of shops including a butchers, chemist/post office and mini supermarket. There is also an excellent primary school, doctor and dentist surgeries together with 3 public houses, a large recreation ground and an attractive old church.

The Old School House was originally the old school headmaster's house until about 30 years ago and has since been sympathetically restored and now offers spacious accommodation with the advantage of a potential annexe. The accommodation comprises:-

**Accommodation** (with approximate dimensions)

**Ground Floor**

**ENTRANCE PORCH:** with tiled roof, partially open with oak supports, original door opening to:-

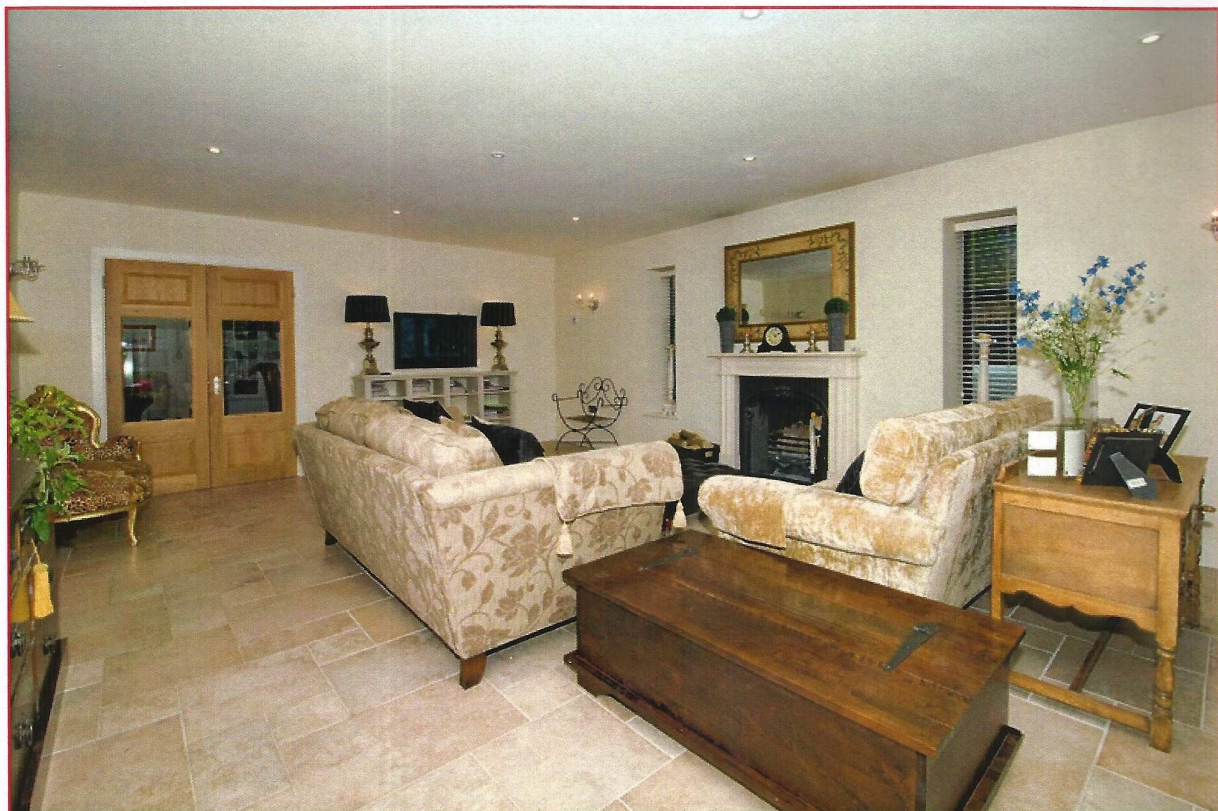
**ENTRANCE VESTIBULE:** A beautiful area having feature glazed **Atrium:** 15' x 6'4" with skylight, attractive tiled flooring, radiator, double external doors to patio and rear garden, open to:-

**Lobby Area:** 5'2" x 4'3" with a range of fitted cupboards, radiator, circular side feature window, double doors opening into kitchen/ breakfast room. Door to:-

**CLOAKROOM:** with period-style high flush w.c., vanity wash basin, radiator, glazed side window, tiled floor.



**LOUNGE:** 23'6" x 15'9" with tiled floor with underfloor heating, attractive period-style cast iron open fireplace, inset spotlights, double glazed front and rear windows, television point, wall light points.



Further front door and **ENTRANCE LOBBY:** A beautiful arched door opens from the front of the house into an entrance lobby with original stone floor. Further oak and glazed door into:-

**SITTING ROOM/FORMAL DINING ROOM:** 21'3" max. narrowing to 14'2" min. x 9'11" with fireplace with tiled hearth, inset ceiling lights, double glazed doors to rear garden, radiator, further doors leading to utility room and guest bedroom en suite. (This area could serve very well as a guest or granny annexe being all on one floor).

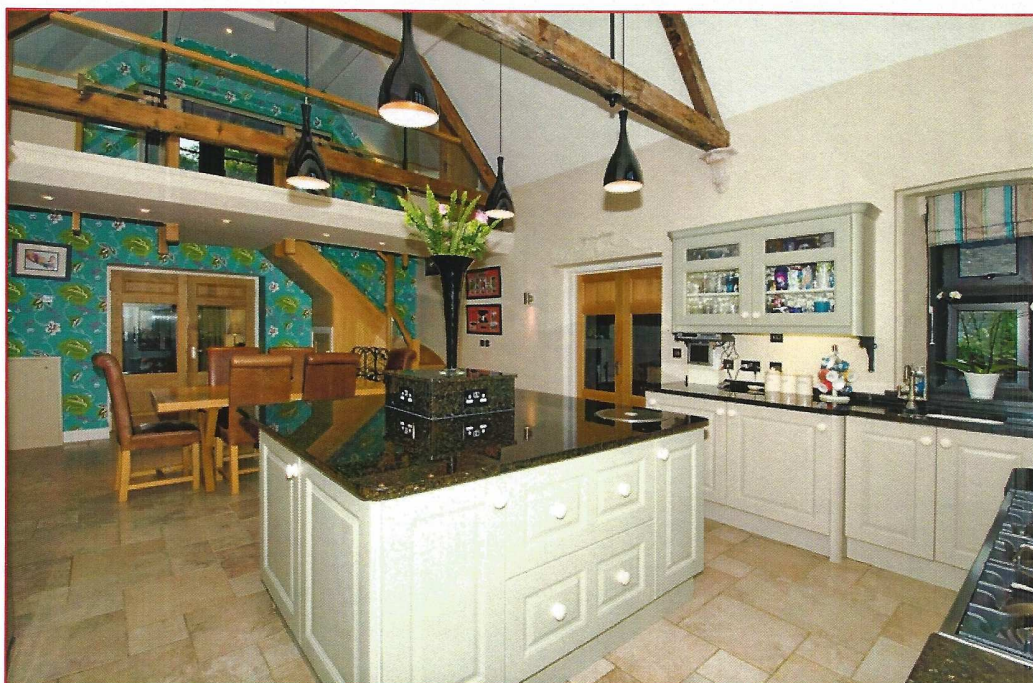


**UTILITY ROOM:** 11'4" max. narrowing to 8'4" min. x 8'6" max. with tiled flooring, range of units with worktops, plumbing for washing machine, side and rear windows, radiator, inset spotlights, space for tumble dryer. Attractive wall tiling, door to glazed and wood lean-to. (This has been left by the present owner but knocked down would create a suitable space for a garage or conservatory if used as an annexe (subject to consents)).

**BEDROOM 5/GUEST BEDROOM SUITE:** 14' x 11'. A spacious room with front and side windows, radiator, feature fireplace with hearth, inset spotlights, door to:-

**En suite Shower Room:** 15'5" x 5'4" with a white suite comprising shower cubicle with glass door, vanity unit with basin and storage cupboard under, ladder-style radiator, attractive tiling to walls, tiled floor and inset spotlight.

**KITCHEN/BREAKFAST ROOM:** 24'8" x 15'8" to include staircase. A superb room with high vaulted ceiling exposing glazed and oak staircase with walkway to the upper floor. Central island unit having power points and cupboards under. 2 front windows, side window, large American fridge, integrated dishwasher, range of base and wall units with polished granite worktops, understairs storage cupboard.



## First Floor

### GALLERIED LANDING:

overlooking the kitchen/family room and having a door to inner landing.

### MASTER BEDROOM:

14'8" x 12'9" with inset spotlights, radiator, 2 built-in wardrobes and open to:-

**Dressing Area:** with 2 built-in double wardrobes and door to:-



**En suite Bathroom:** 8'11" x 7'3" with bath having mixer tap, ladder-style radiator, vanity unit with wash hand basin and shelving under, wall-mounted mirror, inset spotlights, front window.

**INNER HALL/LANDING:** with wall light point, feature oak doors to bedrooms and high-level side Velux window.

**BEDROOM 2:** 14'10" x 9' with period fireplace, radiator, rear window and inset spotlights.

**BEDROOM 3:** 12' x 10' with fireplace, radiator, rear window and inset spotlights.

**BEDROOM 4:** 10'8" x 9'4" with built-in eaves cupboard, radiator and front window.

**FAMILY BATHROOM:** 10'9" x 7'6" average, with white suite with freestanding bath, walk-in wet room with glazed panel to side and large shower head, vanity unit with mixer tap and having cupboard under, fitted mirror, inset spotlights, tiled flooring, complimentary wall tiling, w.c., ladder-style radiator and front window.





## Outside

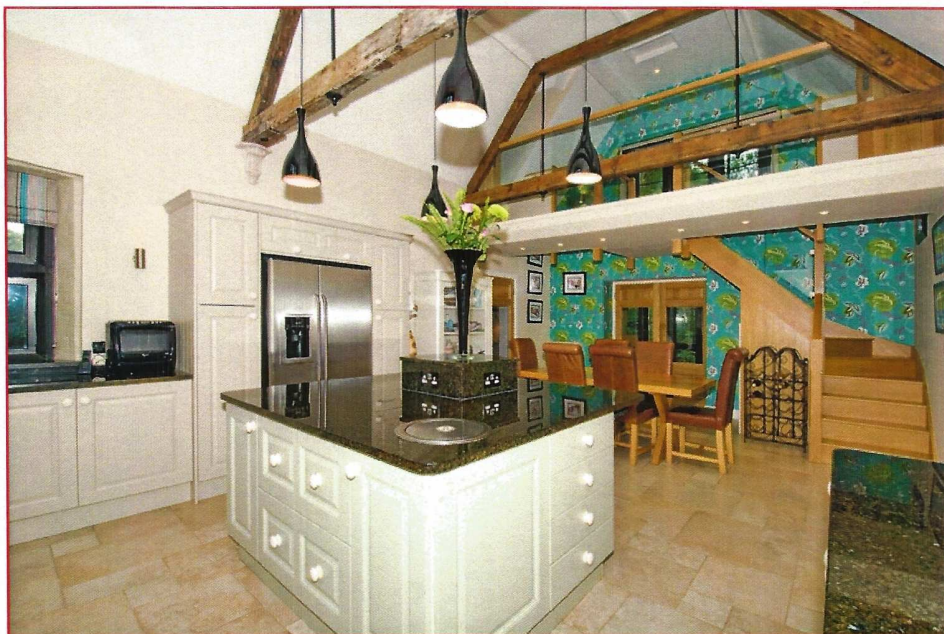
The front garden is about 73' wide x 45' deep. A superb garden laid mainly to lawn with established flower borders and shrubs with pathways to front and side doors. Driveway to both sides with space for garage (subject to normal consents).

At the side of the property there is a **brick paved parking area** measuring about 30' x 25' giving room for 4-6

**cars. Store room:** 11'9" x 8'2" with power/light, glazed side window and gas wall-mounted boiler supplying domestic hot water and central heating.

The rear garden measures about 53' deep x 42' wide and is on 3 levels being beautifully landscaped with brick retaining walls, 2 patio areas, pergola walkway, areas of lawn and established flower beds and borders. Outside tap.





**Council Tax:** Rates payable 2010/2011. Band 'F' - £2,122.63 (According to the website of the Valuations Office Agency [www.voa.gov.uk](http://www.voa.gov.uk)).

**Viewing:** By previous appointment through AMOS & DAWTON, Canterbury (01227) 454111. Open 7 days a week.

**Date:** These particulars were prepared on 13th September 2010.

**Agent's Note:** (1) Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken. No person in the employment of Amos & Dawton has authority to make or give any representation or warranty whatever in relation to this property.

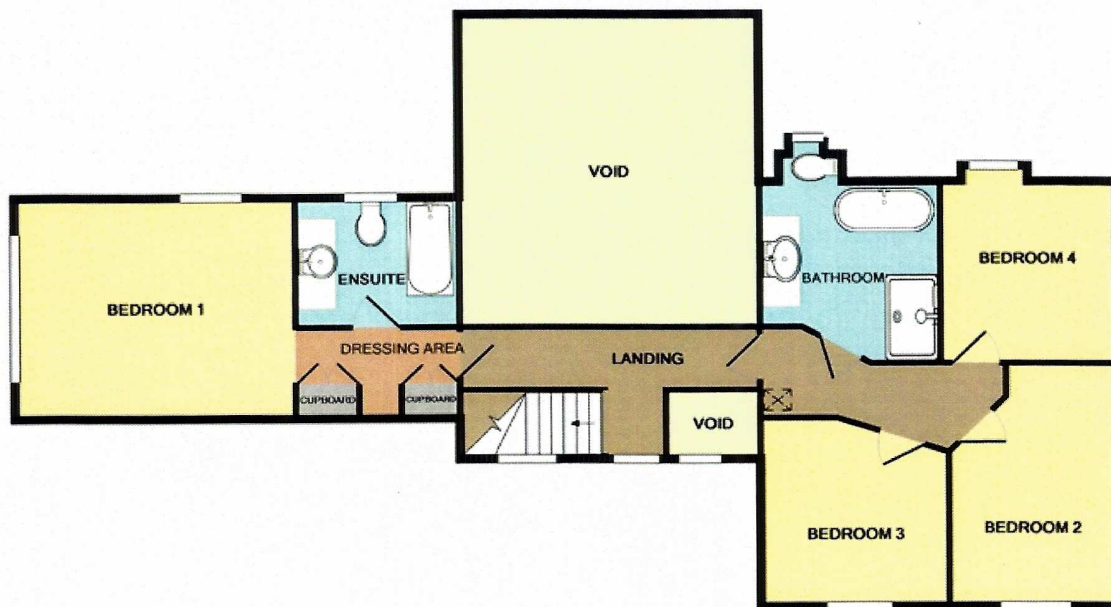
\* (2) Under the Estate Agents Act, Amos & Dawton declare an interest in the property which is owned by a member of staff.

**Mortgage Service:** We would be happy to assist you with your financial arrangements to purchase this or any other property through our association with independent financial advisers. Please enquire for further information— without any obligation.

Energy Efficiency Rating		Current	Potential	Environmental(CO2) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C	76	78	
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F		73	76	(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales		Directive 2002/91/EC		England & Wales		Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>				<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.</small>			



GROUND FLOOR  
APPROX. FLOOR  
AREA 1535 SQ FT  
(142.6 SQ M)



1ST FLOOR  
APPROX. FLOOR  
AREA 1126 SQ FT  
(104.6 SQ M)

TOTAL APPROX. FLOOR AREA 2661 SQ FT. (247.2 SQ M)

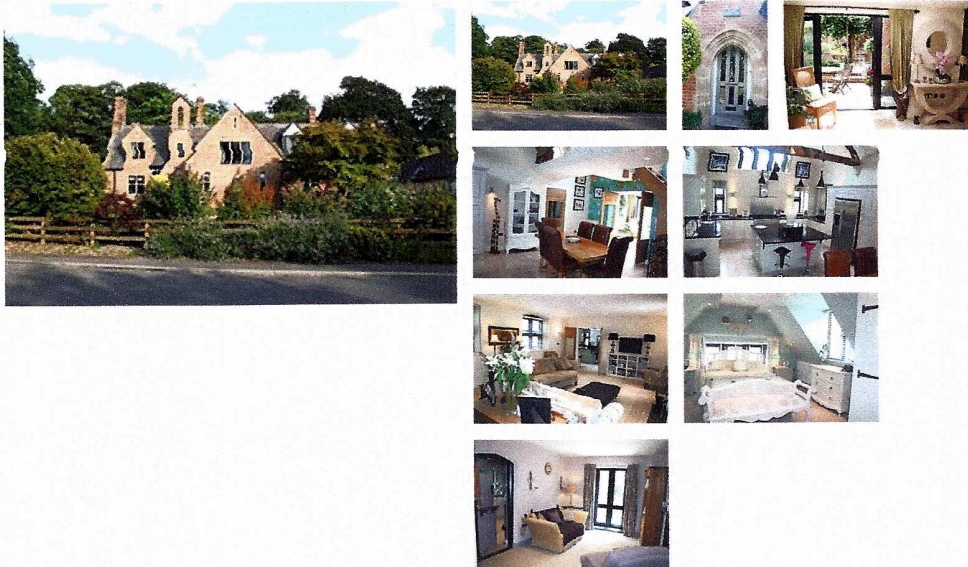
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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# **& Amos EST. IN CANTERBURY 1889 Dawton**



The Old School House, Patixbourne Road, Bridge, CT4 5BL




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**Patricbourne Road, Canterbury, Kent**
**Freehold £750,000**

#### The Property & Situation

An imaginative conversion of one of Bridge's most elegant period buildings situated in the heart of this highly sought after village. The Old School and Headmasters house have been sympathetically restored offering spacious accomodation and the advantage of a potential seperate annex. The property has great character and was last used as the school some 30 years ago.

The village offers a range of shops including Post Office, pharmacy, butchers & mini market. There are 3 pubs, restaurants, dentist, health centre, primary school and regular bus services to Canterbury being approximately 2.5 miles distant. The nearest train station is at Bekesbourne, being approx 1.5 miles distant.

#### Entrance Porch

Entrance porch with tiled roof partially open with oak supports, original door opening to:

#### Entrance Vestibule

Beautiful area with feature glazed atrium. Attractive tiled flooring. Double doors with double glazed pane's opening to patio and rear garden. Lobby area with a range of fitted cupboards. Radiator. Circular feature window. Further double doors open into kitchen/diner and door to:

#### Cloakroom

Period style high flush toilet, vanity wash hand basin, radiator, window to rear.

#### Kitchen/diner 24' 8 x 15' 8 to include staircase (7.52m x 4.78m)

Spectacular room with vaulted ceiling, exposing glazed and oak staircase with walkway to upper floor. Tiled flooring with under floor heating. Range of base and wall units with polished granite work tops. Central Island unit, having power points. Large American fridge. Integrated dishwasher. Understairs storage cupboard.

#### Lounge 23' 6 x 15' 9 (7.16m x 4.80m)

Tiled floor with underfloor heating. Attractive period style cast iron open fireplace. Wall light points & inset ceiling lighting. Double glazed windows to front and rear.

#### Further Front Door And Entrance Lobby

A beautiful arched door opens from the front of the house into an entrance lobby with original stone floor. Further oak and glazed door into:

#### Sitting Room/ Formal Dining Room 21' 3 x 9' 11 maximum measurements (6.48m x 3.02m)

Fireplace with tiled hearth. Inset ceiling lights. Double glazed doors to rear garden. Further doors leading to utility room and guest bedroom en-suite. This area could serve very well as a guest or granny annex, being all on the one floor.

#### Utility Room 11' 4 reducing to 8' 4 x 8' 6 maximum (3.45m x 2.59m)

Tiled flooring. Range of units with work tops. Plumbing for automatic washing machine and space for tumble

dryer. Attractive wall tiling. Door to glazed and wood lean-to.  
This has been left by the present owner but knocked down would create a suitable space for a garage or conservatory if used as an annex, (subject to consent).

Bedroom Five/Guest Bedroom Suite 14' 0 x 11' 0 (4.27m x 3.35m)  
Spacious room with windows to front and side. Radiator. Inset ceiling lights. Door to:

Ensuite  
White suite comprising, vanity unit with basin and storage cupboard below. WC. Shower cubicle with glass door, large shower head. Attractive tiling to walls.

First Floor Landing  
Wood and glazed bridge overlooking the kitchen /family room leading to:

Master Bedroom With En-suite 14' 8 x 13' 0 plus dressing area and en suite (4.47m x 3.96m)  
Fitted wardrobes to dressing area. Windows to front and side. Ensuite comprising, vanity unit with wash hand basin and shelves below. Wall mounted mirror with light. Bath. Ladder radiator. Inset lighting. Window to front.

Inner Hall & Landing  
Wall light point. Feature oak doors to bedrooms.

Bedroom Two 10' 8 into bay x 9' 5 (3.25m x 2.87m)  
Period fireplace. Radiator. Window to rear.

Bedroom Three 14' 10 x 9' 0 maximum (4.52m x 2.74m)  
Fireplace.Radiator. Window to rear.

Bedroom Four 11' 10 x 10' 0 maximum (3.61m x 3.05m)  
Radiator. Window to front.

Family Bathroom  
White suite. Free standing bath. Double walk in shower with glazed panel to side and large shower head. Vanity unit with cupboard below. Fitted mirror. Tiled flooring and complimentary wall tiling. W.C Ladder radiator. Window to front.

Gardens Front  
Laid mainly to lawn with established flower beds and borders with screening shrubs to front boundary. Pathway to front and side doors. Driveway to both sides with space for garage subject to the necessary consents. Further block paved hardstanding for 3/4cars.

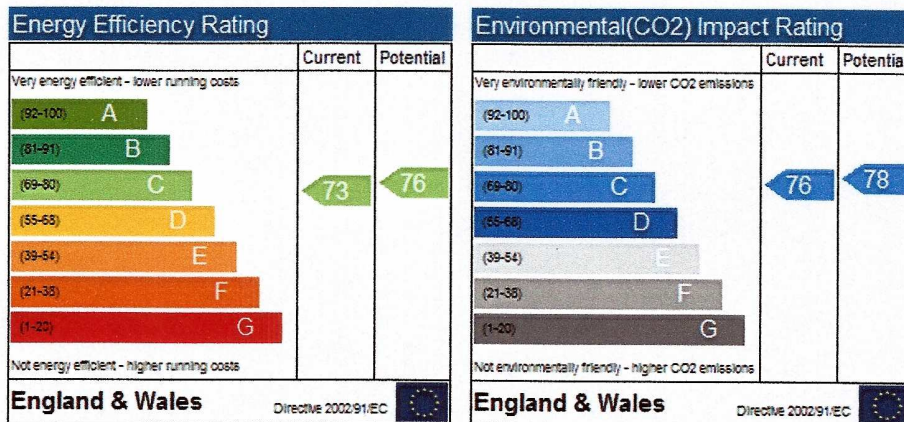
Gardens Rear  
Attractive landscaped garden on three levels with retaining brick walls. Two patio areas, pergola walkway, areas of lawn and established flower beds and borders. outside tap.

Store Room  
Brick built store with services, power and light.

Parking  
There is ample parking for 4-6 cars off road. (Ref: SW007314)

[View Floorplan](#)

**Energy Efficiency and Environmental Impact**



Contact Colebrook Sturrock on