



Bridge Place, Canterbury, Kent



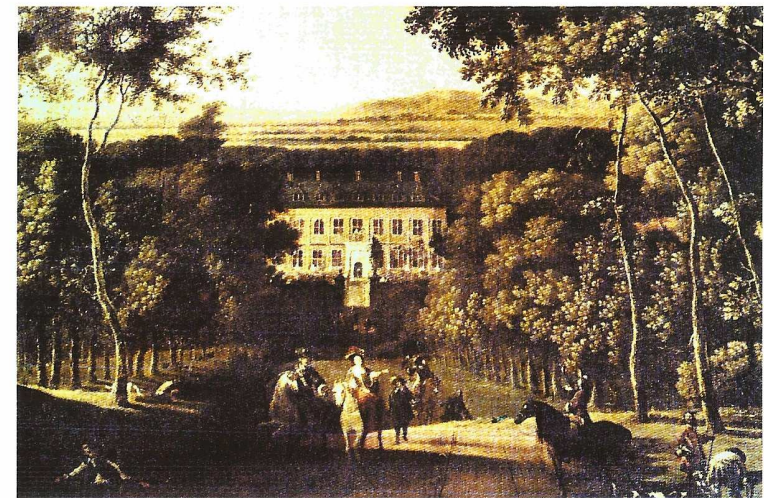
Bridge Place Bridge, Canterbury, Kent CT4 5LF

A2/M2 1 mile, Canterbury 3 miles, London 63 miles

A magnificent Grade II* listed Jacobean Manor, now offering a unique opportunity to re-establish a family home and described by Hasted in about 1780 as having "the size and stateliness, full sufficient for a gentleman's residence".

- Drawing room, morning room, sitting room, parlour
- 7 bedrooms
- 4 en suite bathrooms
- Family bathroom
- Kitchen, 2 further rooms
- Storerooms
- Domestic offices and cloakrooms
- Extensive ground floor rooms
- Stable block (in need of improvement)
- Gardens and grounds, with river frontage and island

In all about 6¹/₃ acres



An extensive view of Bridge Place, Kent (prior to its remodelling)
Jan Siberechts (1627-1703)

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London Office 37 Davies Street, London W1K 4SP **Tel** 020 7629 7282 **Fax** 020 7409 2359 **Email** london@struttandparker.co.uk

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Introduction

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Situation

"This estate lies in an exceedingly pleasant valley"
(Schellinks, 1661).

Bridge Place is located on the edge of the village of Bridge. Bridge offers a good range of local facilities including a highly regarded primary school, newsagent, public houses, restaurant, mini supermarket, doctor's surgery and butcher. Canterbury (3 miles) offers a wide range of shopping, educational and leisure facilities with good schooling in both the private and state sector. The channel port of Dover is approximately 12 miles away offering regular ferry services to the continent. The Euro tunnel terminal at Folkestone (17 miles) has regular shuttle services to Calais. Bekebourne station (1 1/2 miles) offers local services; alternatively fast services to London Victoria from Faversham (12 miles) take approximately 70 minutes.

Ashford International Railway Station provides connections to London and the Continent.

Recreation

Bridge Place is situated on the edge of the village of Bridge in a picturesque valley; bridleways in the area provide excellent opportunities for riding in the surrounding countryside. Golf courses include St Georges and Princes at Sandwich and Deal; Canterbury Golf Club is found close by. Sailing can be enjoyed at a variety of coastal locations including Whitstable, Ramsgate and Sandwich.

The property

Bridge Place is listed Grade II* on account of its fine architecture and considerable historical importance.

The current house is the remains of a much larger mansion, built by Sir Arnold Braems, who bought the surrounding estate in 1638.

The house is of red brick construction in an English Bond beneath a hipped roof. The brick pilasters that flank each window bay are highly regarded and are described in Pevsner's Buildings of England as being "finely executed in cut and moulded brick". Such correct classicism in brick is expected to date from c.1670 but historical evidence suggests the "magnificent pile" to have been complete by 1659.

The Manor of Blackmansbury, alias Bridge, belonged to St Augustines Abbey until the dissolution of the monasteries. It came into the ownership of Henry VIII and was granted to Henry Lawrence. It remained in that family until 1638, when it was sold to the Dutchman, Sir Arnold Braems. He became the first manager of Dover Harbour Board and had the magnificent house built, being nine bays wide by seven deep around a courtyard. Hasted describes it as "a spacious and magnificent mansion", which was renamed Bridge Place in about 1650.

The great cost of the building "impoverished the estate" and it was sold in 1704 to John Taylor of Bifrons Park, Patricbourne – the neighbouring estate owner. He pulled down the "greatest part of the mansion", leaving only one wing but as Hasted says "the size and stateliness" of it are "full sufficient for a gentleman's residence".

The impoverishment of the estate is perhaps explained by the legendary hospitality of Sir Arnold : " This gentleman is so amiable.... he keeps a princely board, (and) he has an extraordinary number of visits from Knights and highborn Gentlemen." (Schellinks)

The house, which has its origins in the Jacobean period as described earlier, was significantly remodelled contemporaneously with its reduction in size in the early 18th century.

The principal garden façade is now of typical Queen Anne appearance, with tall sash windows replacing the earlier casements. These casements remain in place on the front elevation, and the contrast helps to demonstrate the gradual evolution of architecture during this period of the 17th and 18th centuries.



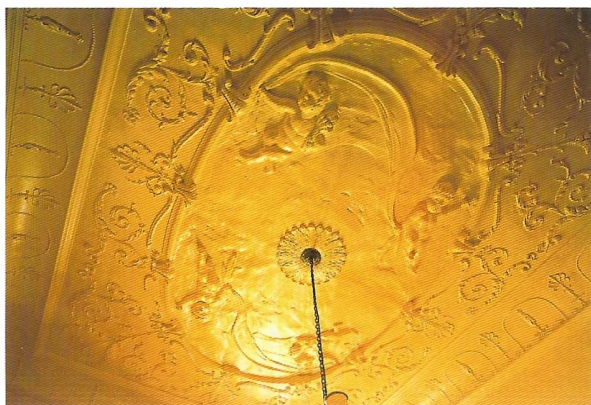
It has subsequently changed hands on only a small number of occasions and has now been in the same ownership for about 40 years.

Bridge Place retains a wealth of interesting features, both inside and out, and now offers great potential for an incoming purchaser. It is in need of updating and provides a fine canvas from which to recreate a magnificent family home in a very convenient position.

An oak panelled front door opens to the:

- Entrance hall with cast iron radiator, panelled walls and central light point. Double oak doors lead to the:
 - Reception hall, panelled with ornate scrolling, two concealed radiators. Doors to the principal reception rooms.
 - Morning room (E). Two radiators, magnificent carved stone surround to brick fireplace with timber mantel over, shutters to windows, stone mullioned window to rear (blocked). Door to Discotheque.
 - Drawing room (E). Exposed ceiling timbers, similar stone carved fireplace surround to brick fireplace, double radiator.
 - Kitchen (N) with a pair of windows overlooking the front lawn. Currently fitted as a catering kitchen. Steps lead down to room 2 on lower ground floor.
 - Room 1 (W) with views over courtyard.
- At the end of the main passageway steps lead up to:
- Ante room (S) with exposed ceiling and wall timbers. Door to:





■ Sitting room (W & N). Massive exposed wall and ceiling timbers, two radiators, cupboard housing a lagged copper hot water cylinder and emersion heater, deep recess to one side. From the reception hall stairs lead down to the:

■ Lower hall with door to the outside and a paved and tiled terrace. Door to utility cupboard and cloakroom, which has a large area for coats, a cast iron radiator, an archway through to the:

■ Room 2 (unmeasured)

Mezzanine

From the reception hall stairs rise to the half landing and a door opens to the:

Study (N) with exposed ceiling and wall timbers, fitted safe, radiator.

First floor

From the half landing a Jacobean staircase leads to the first floor landing. The staircase is of magnificent oak timbers with an elegant handrail and easy rising stairs. The landing has exposed timber framing and pine panelling to dado height, deep pine cupboards with shelves and a cast iron radiator. Door to:

■ Master Bedroom Suite 1 (E). Lobby with door opening to the bedroom and stairs rising to the gallery above. The bedroom has two windows overlooking the garden, two cast iron radiators, deep cornice and intercommunicating door to Parlour.

■ Bathroom (N). Roll top bath with mixer taps, a low level WC, pedestal wash hand basin, a large fully tiled shower cubicle with an Aqualisa shower.

A gallery overlooks the master bedroom with an ornate balustrade and hail rail above. Storage cupboard.

■ Bedroom 2 (N) panelled in oak to three-quarter height, magnificent plaster ceiling depicting cherubs and swags, central ceiling rose, radiator, brick fireplace with ornate oak surround and mantel.

■ Parlour (E). A superb three-quarter panelled room with ornate carved oak mantel surround to brick fireplace and stone hearth. Period c.17th fish scale oak cornicing interspersed with various figureheads. Door to Master Bedroom.

■ Bedroom 3 (N). Beams to ceiling, radiator. Archway to:

■ En suite shower room. Fully fitted shower cubicle with Mira shower, low level WC, pedestal wash hand basin, radiator.

Second floor

From the first floor landing the elegant Jacobean staircase continues to the second floor landing, which has a window to the rear, wide gauge floorboards and a cupboard. Doors to:

■ Bedroom 7 (N) with a cast iron style radiator, exposed floorboards and hatch to roof space.

■ Bathroom with low suite WC, pedestal wash hand basin, panelled bath, radiator and partly tiled walls.

■ Bedroom 6 (N) with cast iron style radiator, hatch to roof space and fireplace with stone surround.

■ Bedroom 4 (E). Double radiator, mullioned window.

■ Bathroom (S) with low suite WC, pedestal wash hand basin, panelled bath, double radiator, exposed timber framing.

■ Bedroom 5 (N) open to full height with exposed ceiling timbers, radiator, brick fireplace with Bressumer over.

■ En suite bathroom (N) with exposed timber framing, pedestal wash hand basin, low suite WC, panelled bath and radiator.

Ground floor

A door from the first reception room leads through to the:

■ Large ground floor rooms. Suitable for a variety of purposes including indoor pool, leisure complex, entertainment suite. Subject to any necessary consent. Door to outside. Door to:

■ Cloakroom with twin wash hand basins and WC's.

■ Storeroom.

A door leads to a passageway with:

■ Cellar. Potterton Kingfisher gas-fired boiler for central heating.

■ Cloakroom with fitted shelves and hanging space. Archway to:

■ Storeroom partially divided into two with timber framing and mullioned windows, radiator.

■ Kitchen with quarry-tiled floor, range of floor cupboards with double bowl stainless steel sink, tiled walls.

Off the passageway opposite is the:

■ Boiler room with two pre-lagged copper hot water cylinders and twin gas-fired boilers for heating.

A further passageway with brick floor leads to a store and a side rear door to the terrace.





Outside

Bridge Place is set in extensive gardens and grounds; the house is approached over a long avenue with a central driveway, which culminates in a parking and turning area to the front of the house. The driveway continues beyond the house and exits to the rear, towards Bridge village. A branch of the driveway leads to the rear of the house and a bridge leads to the island where the stable block is found.

The grounds are extensively planted with trees and benefit from the River Nailbourne, which flows through the grounds and surrounds the island, on which are the remains of a period wall and the opportunity exists to recreate the formal walled garden that stood on the island.

To the front of the house is an extensive area of lawn with open views towards the Downs beyond.

Historically the gardens were of note, being described by Schellinks thus: "Very fine and skilfully made pleasure gardens and orchards which are all irrigated ... with wonderfully sweet water. This flows into several fishponds."

Planning

In recent years, part of the property has been used as a country club, the remainder having been used as family home. It is considered suitable for reinstatement as a substantial family home, subject to any necessary consents.

Planning permission to convert the stables to a separate residence has now lapsed.

Method of sale

The property is offered for sale by private treaty.

Fixtures and fittings

All fitted carpets and curtains, together with garden ornaments and statuary, are specifically reserved from the sale. These may be available to the purchaser if required at valuation.

Services

Mains water, drainage, gas and electricity.

Local authorities

Canterbury City Council.

Council tax

Band H.

Easements and rights of way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The incoming purchaser will be required to install an electricity meter in respect of the electric gates.

An annual fee is payable to the adjoining landowner in respect of a small part of one of the access roads.

Directions

From London, take the M2 towards the coast and join the A2 towards Canterbury. Pass Canterbury on the A2 and take the exit signposted to Bridge and Patricbourne. At the end of the slip road turn right towards Bridge. At the next T-junction turn left and descend the hill into the village of Bridge. Pass the church on the right hand side and turn right into Bourne Park Road. Bridge Place is approached via the driveway on the right hand side, after about 1/2 mile, distinguished by the tall wrought iron gates. Follow the central drive through the avenue and bear left at the end, parking adjacent to the house.

Viewing

Strictly by prior appointment with the sole agents, Strutt & Parker: 2 St Margaret's Street, Canterbury, Kent CT1 2SL
Tel: 01227 451123.

Photographs taken during 2003 and May 2005.
Particulars prepared May 2005.

Ref: 08CD/10829.

Important Notice

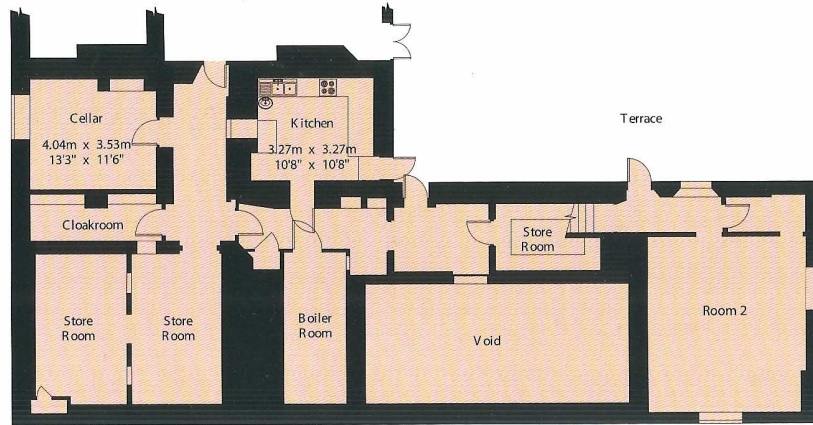
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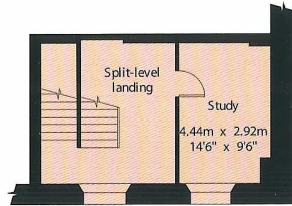
Measurements and other information

All measurements are approximate.

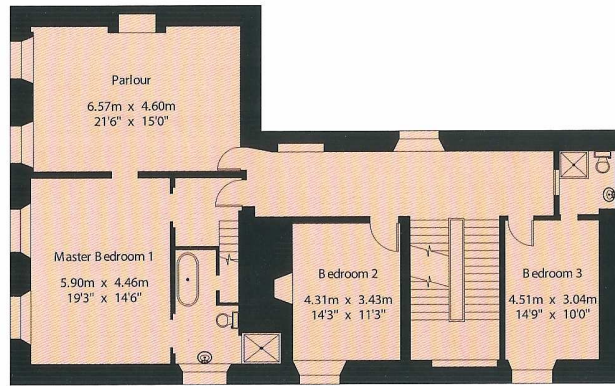
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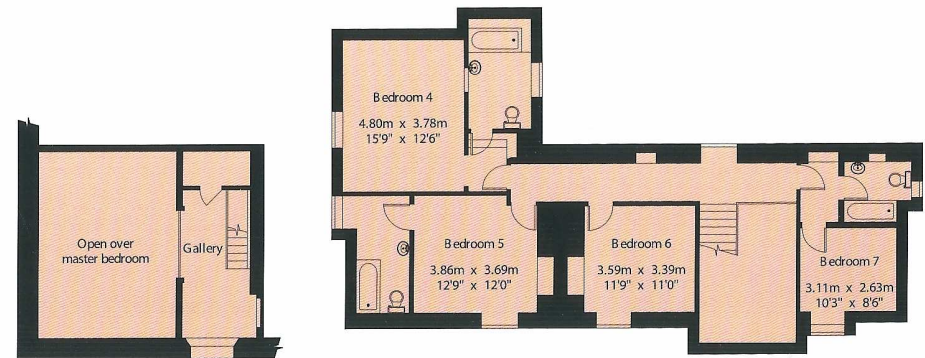
Ground Floor



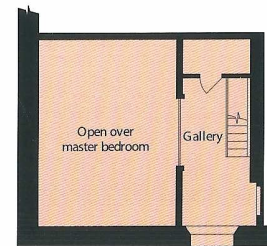
Mezzanine



First Floor



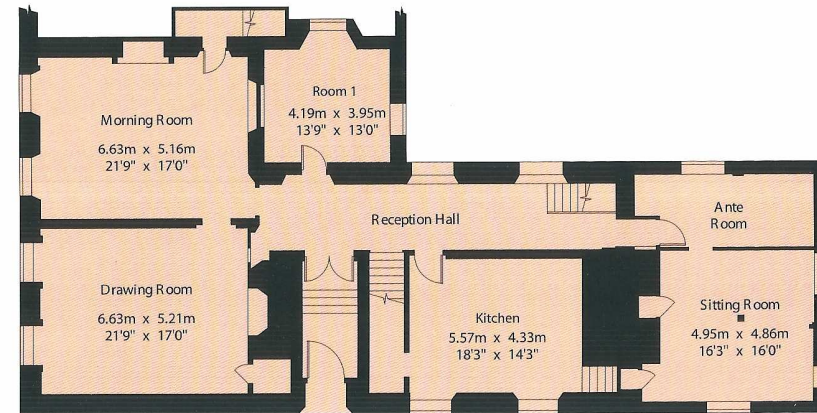
Second Floor



Gallery

Bridge Place

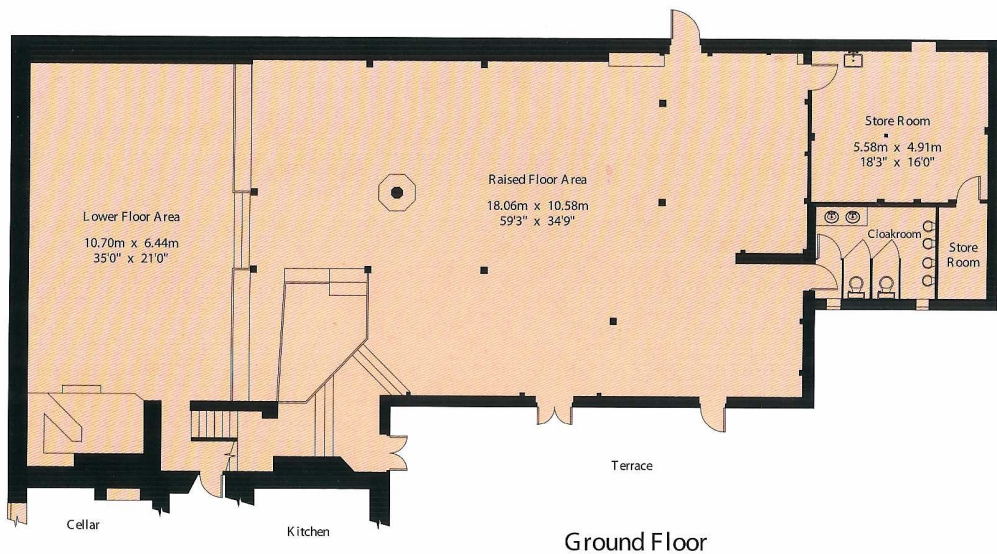
Gross Internal Area : 1071.8 sq.m (11536 sq.ft.)



Raised Ground Floor

For Identification Purposes Only

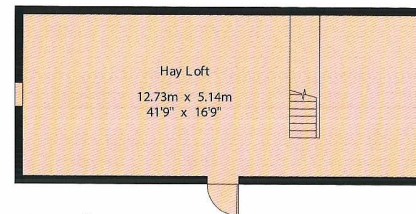
Bridge Place



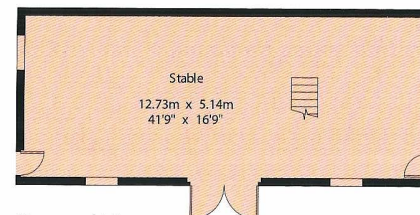
Ground Floor

Bridge Place - Stable

Gross Internal Area : 130.6 sq.m (1405 sq.ft.)



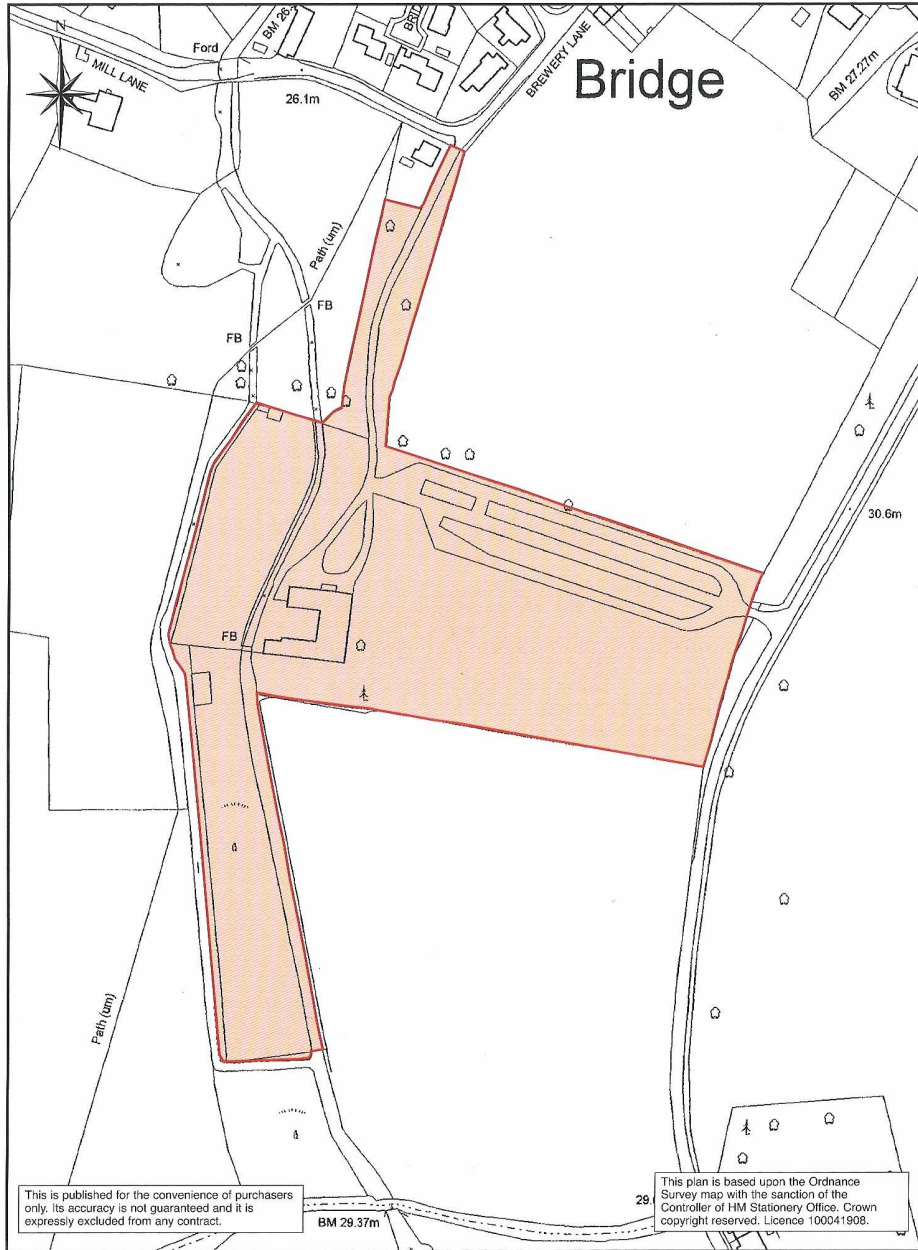
First Floor



Ground Floor



For Identification Purposes Only.







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STRUTT & PARKER 



Bridge

A2/M2 1 mile, Canterbury 3 miles, London 63 miles

A magnificent Grade II Listed Jacobean manor, now offering a unique opportunity to re-establish a family home and described by Hasted in about 1780 as having "the size and stateliness full sufficient for a gentleman's residence". 4 reception rooms, 7 bedrooms.

PROPERTY OF THE WEEK

Kent

Bridge Place, near Canterbury, is one of those mellow brick buildings so weathered by time that it is as much part of the landscape as the towering trees that surround it. Built in 1638 during the reign of King Charles I – although it was completed in 1659, after his execution – the house is a 400-year-old timewarp – even the ornately carved, four-poster beds have not been moved since the house was newly completed. Oak panelling, unique “fish scale” cornicing in the main bedrooms and extravagant stucco work on the ceilings are equally untouched, as is the Cromwellian armour – shields, breastplates and helmets, strewn about the place as if the owner had just come back from battle to a nice hot bath.

The Grade-II* house was built for a Catholic Flemish merchant, Sir Arnold Braems, at a time when Catholics were heavily persecuted for practising their faith. It contains not one, but two priestholes for hiding those Catholic priests brave enough to conduct Mass. The holes are so cleverly hidden that current owner Peter Malkin, an aficionado of ancient buildings, has to demonstrate how they work.

At first glance, there is nothing special about the mauve-painted bookshelf, sparsely filled with pop CDs, except that the colour clashes rather badly with the floral-swirled carpet beneath it. But Peter Malkin presses his hand underneath the top shelf and, with a soft click, the bookcase swings into the wall, revealing a small dark recess, just about big enough for two people to crouch inside. The other, reached by a narrow corridor built into the thick external walls, holds four people.

These compartments now serve a modern need: they hide offensive clutter. Four hundred years old, they offer modern storage solutions: not only is the clutter hidden, but so are the cupboards themselves, buried inside 4ft thick walls.



Peter Malkin's ancestors lived in the seven-bedroom house at the end of the 17th century and his family's coat of arms, displaying a lion and

a griffin in carved stone, still rests above the front door today. “I was always interested in my family history and in old houses, so

when this place came on the market in 1967, I was desperate to buy it. When he bought Bridge Place, Mr Malkin, who d



Gascony

What: A four-bedroom, two-reception room, 19th-century house with a large garden and pool.
Where: In a small hamlet about five miles from Boulogne and Castelnau, 28 miles from Auch.
Airport: Toulouse 50 miles
Shop: Boulogne
Why: Lovely and very French-looking home with great views across to the Pyrenees. Spacious rooms and large garden.
Why not: In need of some updating.
Would suit: Monsieur Bricolage.
Price: €335,000 (£235,000)
Agent: David King (020 8673 6800)



North Yorkshire

What: Lilac Cottage, a four-bedroom, three reception room, 19th-century house with large gardens and double garage.
Where: Claxton, a conservation village eight miles from York.
Station: York (Leeds, 24 mins)



Hampshire

What: Bryants Cottage, technically a two-bedroom cottage in three quarters of an acre of garden surrounded by open countryside and with adorable thatch and bold, green exteriors.
Where: Just outside the village

you get. There is no gas, no bathroo any gas, electricity or drainage.
Would suit: Jolly g
Price: £285,000
Agent: Nicholas Zo
 511911)

In your dreams



carved stone, still the front door as always in my family in old houses, so

when this place came on the market in 1967, I was desperate to buy it," he says. When he bought Bridge Place, Mr Malkin, who describes

himself as "conservationist and entrepreneur" had been in the entertainment business, running a jazz club at the Bromley Court Hotel,



featuring artists such as Acker Bilk and Kenny Ball. It wasn't long before Bridge Place became a well known watering hole for the well-heeled of Kent, continuing a long tradition of hospitality at the house. In 1661, social commentator and bon viveur Willem Schellinks wrote of then owner Arnold Braems: "This gentleman is so amiable and hospitable and keeps a princely board," going on to describe tables groaning with fish, game and meats provided by the estate. There are pheasant and rabbits in the 12 acres of meadow and woodland that come with the house and the Nailbourne River, which flows through the estate, is

home to sweet, speckled brown trout.

There is still a bar and dance floor on the lower ground floor of a wing which was partially pulled down at the end of the 17th century after a fire. But more than a place for entertaining, Mr Malkin hopes the house will go to a family whose children will relish the playground of such a mysterious and captivating house. "Just think of the games of hide and seek they could play," he says.

Sarah Lonsdale

● *Bridge Place is for sale with Strutt & Parker (01227 451123). Offers over £2 million are invited.*



Shire

ants Cottage, a two-bedroom three quarters of garden surrounded in countryside and with patch and bold, green

you get. There is no kitchen to speak of, no bathroom at all nor any gas, electricity or mains drainage.

Would suit: Jolly green Bryant.
Price: £285,000
Agent: Nicholas Zorab (01794



Roxburghshire

What: Up Yonder, a five-bedroom, three-reception room, stone-built house standing in about three quarters of an acre of garden.

Where: In farmland, about three miles from Melrose, 25 miles

Station: Edinburgh (London 4hrs 22mins)

Shop: Melrose

Why: Pretty, traditional house which provides far more room than the average "cottage". The land includes its own blughell

Possible reinstatement of local railway.

Why not: Lane up to house gets lots of farm traffic.

Would suit: Non-trainspotter.
Price: Offers over £340,000
Agent: Knight Frank (01578