

15 HIGH STREET
Bridge
CT4 5JZ



£415,000 freehold

A BEAUTIFULLY APPOINTED PERIOD HOUSE WITH ORIGINAL FEATURES
SITUATED IN THE CENTRE OF THIS SOUGHT-AFTER VILLAGE
ONLY 3 MILES FROM CANTERBURY

Hall, Cellar, Cloakroom, Sitting room, Dining room, Fitted Kitchen/Breakfast room (with under floor heating), Utility area, 3 Bedrooms, Family Bathroom. Gas central heating.
Some secondary double glazing, Some sealed unit double glazing. Garage. Garden.

20211/GC/VB/505



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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of any contract. Should the Property be found to be sold, let or withdrawn Messrs. Amos & Dawton will not accept responsibility for any expense or loss thereby incurred.

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Situated in an enviable position close to the centre of the popular bypassed village of Bridge lying at the head of the Elham Valley and surrounded by attractive countryside. The village offers a large range of shops and amenities including a primary school, general stores/supermarket, baker, butcher, chemist, church, recreation ground, dentist and recently built health centre. The Cathedral City of Canterbury is approximately 3 miles away and offers an excellent range of shopping, leisure and cultural interests.

This fine period house is in a conservation area of outstanding beauty and is listed Grade II as being of architectural or historical interest. The house is laid out on three storeys (plus cellar) and has a range of period features including sash windows and has also had a large extension to the ground floor at the rear. The spacious accommodation, which is in excellent decorative order throughout and has the benefit of gas-fired central heating, some secondary double glazing and some sealed unit double glazing also has the added advantage of a garage situated within walking distance (in Western Avenue)

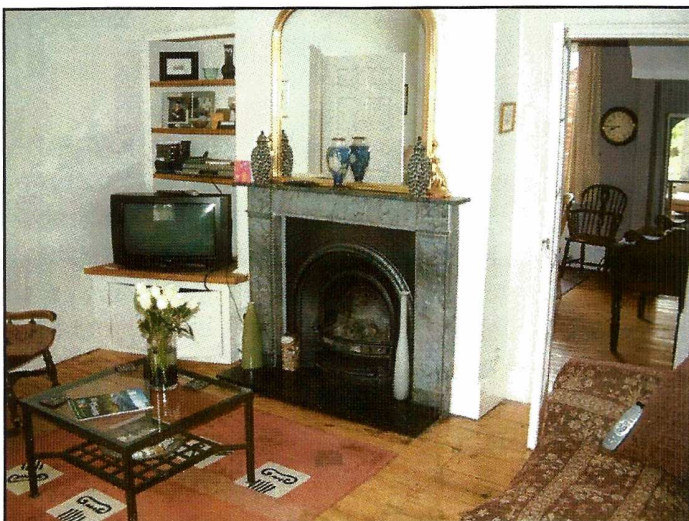
Accommodation (with approximate measurements)

Ground Floor

ENTRANCE HALL: with front door, radiator and doors to dining room and to sitting room.

CLOAKROOM: with pedestal basin, w.c., radiator, glazed rear window and inset spot lights.

SITTING ROOM: 14'6" x 13'7". Attractive fireplace with marble surround and raised slate hearth, corner floor cupboard, wooden flooring, large double glazed front window, glazed/panelled double doors to:-



DINING ROOM: 12' x 10'11" minimum, with fireplace with tiled hearth and marble mantel, double radiator, stairs to first floor, built-in storage cupboard, radiator, rear window and steps down to:-



REAR LOBBY: open to utility area and folding wooden doors with staircase down to:-

CELLAR: (not measured) with 6'3" head height, power/light, radiator, 2 built-in double cupboards, built-in store cupboard.

UTILITY AREA: 7'3" x 6'1" with granite-effect worktop with cupboards and space under, plumbing for washing machine, tiled floor, external side door, gas wall-mounted boiler supplying domestic hot water and central heating, wall cupboards, inset spotlights and fitted double storage cupboard with cupboards over, open archway to:-

FITTED KITCHEN/BREAKFAST ROOM:

This room is one of the main features of the house and measures 19'10" x 10'6". It has a high vaulted ceiling, a built-in oven with Neff gas 5-ring hob over, stainless steel extractor hood, granite-effect worktop with inset stainless steel round-bowl sink with cupboards and drawers under, Bosch dishwasher, wall cupboards, wooden worktop with cupboards and stainless steel drawers under, television point, 2 high Velux side windows, radiator, fitted central breakfast bar, tiled floor, 2 side windows, and double casement rear doors to garden. This room has the added benefit of under floor heating.



First Floor

LANDING: with stairs to second floor.

BEDROOM 1: 15'6" x 14'9" with 2 front windows, radiator and telephone point.



LARGE BATHROOM: 9'4" x 9' with bath, pedestal basin, w.c., tiled shower cubicle, wooden flooring, rear window, heated towel rail, part tiled walls, inset spotlights, bidet, built-in double airing cupboard housing lagged hot water tank, built-in linen cupboard.

Second Floor

LANDING

BEDROOM 2: 15'8" x 13'10" with 2 front windows, radiator, television point and built-in double wardrobe.

BEDROOM 3: 11' x 10' with wooden flooring, rear window, access to loft space, and fitted wardrobe.

Outside

The house has a large front garden measuring about 42' long x 16' wide. The garden is laid mainly to lawn with flower borders and part paved area.

Most of the garden lies to the rear and measures about 92' long x 14' wide. The wall-enclosed garden has been extensively laid out with 2 paved patio areas, an area with chip stones, flower borders, trees, shrubs, brick paved path, timber garden shed and outside tap.

The owner informs us that there is a **single garage** which is included in the sale and is located in Western Avenue. However, at the time of dictating these details we had not inspected the garage and suggest the purchaser and solicitors investigate this before exchange of contracts.

Garden photo overleaf

Amos & Dawton

EST. IN CANTERBURY 1889



Council Tax: Rates payable 2005/2006. Band 'E' - £1483.79 (According to the website of the Valuation Office Agency (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 19th May 2005.

Agent's Note: 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.

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 advisors. Please enquire for further information - without any obligation.

15 High Street, Bridge, Canterbury, CT4 5JZ