



BR000755

**A Delightful Listed Grade II Period Residence
Known As**



**The Old Forge
49 High Street
Bridge**

Guide Price £499,950

Canterbury 2.5 Miles, Dover 13 Miles, Folkestone 14 Miles, Sandwich 13 Miles

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
- Canterbury 88 High Street, Bridge, Canterbury, Kent CT4 5LB
- Broadstairs 46 High Street, Broadstairs, Kent CT10 1JT
- Ramsgate 71 High Street, Minster, Kent CT12 4AB
- Dover 3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT
- Deal 17 The Strand, Walmer, Deal, Kent CT14 70Y
- LETTINGS 19 Market Street, Sandwich, Kent CT13 9DA

tel (01304) 612197 fax 617778
tel/fax (01227) 831999
tel (01843) 863100 fax 865050
tel/fax (01843) 823200
tel (01304) 852212 fax 853632
tel (01304) 381155 fax 381166
tel (01304) 612197 fax 617778

email sandwich@colebrooksturrock.co.uk dx 200506 Sandwich
email bridge@colebrooksturrock.co.uk
email broadstairs@colebrooksturrock.co.uk
email minster@colebrooksturrock.co.uk
email st.margarets@colebrooksturrock.co.uk
email walmer@colebrooksturrock.co.uk
email lettings@colebrooksturrock.co.uk







SITUATION

The property is positioned in the heart of the village and is therefore convenient to all local shops including butchers, bakers, village school, mini market, health centre, Post Office, pubs and other amenities. The sought after village of Bridge lies just to the South East of Canterbury which offers excellent shopping facilities, further schooling and educational establishments as well as entertainments and sporting facilities.

There are two mainline railway stations in the City, which provide regular services to London and the Kent coast along with the local station at Bekesbourne.

The Channel Ports of Dover and Folkestone together with the Folkestone terminal of the Channel Tunnel are all easily accessible and Ashford International Station provides regular Euro Star services to Paris, Lille and Brussels with connecting services beyond. The A2 provides easy access to the M2 motorway London and the rest of the country's motorway networks.

The delightful countryside surrounding Bridge offers pleasant walks, riding, cycling and bathing, fishing and boating can be enjoyed around the Kent coastline. There is an enviable choice of Golf Courses in the area, the nearest being Canterbury and Broom Park.

PROPERTY

A delightful listed grade II timber framed house believed to date from late 15th - early 16th century. The house is situated in the centre of the village and offers spacious family accommodation. The property has been sympathetically refurbished in the last 12 months by the present owners and offers luxury bathroom and shower room, fitted kitchen with large cooking range, attractive decorations, oak doors to first floor, Amtico flooring to kitchen and shower room, landscaped gardens and ample parking.

The property also benefits from a wealth of period features including inglenook fireplace, exposed wall & ceiling timbers and some attractive coloured stain glass panes to sitting room door.

The accommodation comprises Entrance Vestibule, Cloakroom, Lounge, Dining Room, Kitchen and Conservatory. First floor: Three bedrooms and family bathroom to the second floor there is the Master bedroom with luxury ensuite shower room. Landscaped gardens to side and rear, greenhouse and garden store/ workshop, parking for a variety of cars.

The accommodation with approximate measurements comprises:

Front door into: -

ENTRANCE VESTIBULE

10'9 X 7'5 (3.27m X 2.26m) Double panel radiator, telephone point, wall light point, built in cupboard housing meters, exposed ceiling timbers. Latched door to: -

CLOAKROOM

Low level WC, single panel radiator, wash hand basin, shelving to recess, window to side.

LOUNGE

21'4 X 14'0 (6.40m X 4.26m) Open inglenook style fireplace, log store to side, exposed ceiling and vertical timbers, two double panel radiators, five wall light points, fitted corner cupboard, TV aerial point. Sash window to front and further square bay with deep windowsill, further open corner cupboard. Attractive door with coloured leaded light panes into: -

DINING ROOM

15'0 X 13'10 (4.57m X 4.21m) Large inglenook fireplace with wooden bressumer beam over, brick hearth and exposed brick chimney breast, exposed wood flooring and exposed ceiling timbers, two double panel radiators, built in cupboard with storage, attractive stain glass window. Double doors open to: -

Offices at

○ Sandwich	19 Market Street, Sandwich, Kent CT13 9DA	tel (01304) 612197 fax 617778	email sandwich@colebrooksturrock.co.uk dx 200506 Sandwich
○ Canterbury	88 High Street, Bridge, Canterbury, Kent CT4 5LB	tel/fax (01227) 831999	email bridge@colebrooksturrock.co.uk
○ Broadstairs	46 High Street, Broadstairs, Kent CT10 1JT	tel (01843) 863100 fax 865050	email broadstairs@colebrooksturrock.co.uk
○ Ramsgate	71 High Street, Minster, Kent CT12 4AB	tel/fax (01843) 823200	email minster@colebrooksturrock.co.uk
○ Dover	3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT	tel (01304) 852212 fax 853632	email st.margarets@colebrooksturrock.co.uk
○ Deal	17 The Strand, Walmer, Deal, Kent CT14 7DY	tel (01304) 381155 fax 381166	email walmer@colebrooksturrock.co.uk
○ LETTINGS	19 Market Street, Sandwich, Kent CT13 9DA	tel (01304) 612197 fax 617778	email lettings@colebrooksturrock.co.uk

CONSERVATORY

13'4 X 10'0 (4.06m X 3.04m) Pitched ceiling, Laminated wood floor, Range of fitted storage cupboards, Electric ceiling fan, UPVC sealed unit double glazed windows & door to garden. Open through to further area: 24'0 X 13'3 (7.31m X 4.04m) Pitched ceiling, laminated wood floor, Electric ceiling fan. Two Double panel radiators, Butler sink with units below, plumbing for automatic washing machine, Wall mounted gas boiler supplying hot water to sink and central heating to the conservatory. UPVC sealed unit double glazed windows and sliding patio doors to and rear garden.

KITCHEN/ BREAKFAST ROOM

Irregular Shape 13'7 (4.14m) to include units narrowing to 9'0 X 19'9 (2.74m X 6.02m) 1 ½ bowl single drainer sink unit with mixer tap, cupboards and drawers below, attractive wood work tops with further cupboard and drawer units. Space and plumbing for automatic dishwasher, large gas range cooker with 6 burners, Smeg canopied extractor over, drawer unit to either side with polished granite worktops, inset lighting over cooking area, open display shelves. Split level dining area, floor standing gas boiler supplying domestic hot water and central heating, double panel radiator, exposed ceiling timbers to pitch. Windows to side and patio door to garden.

FIRST FLOOR

LANDING

Exposed wall timbers, built in airing cupboard with lagged hot water cylinder, radiator with lattice cover, door to second floor.

BEDROOM TWO

14'1 X 14'4 (4.29m X 4.36m) To include range of fitted wardrobes, double panel radiator, period cast iron fireplace with surround and mantle, fitted cupboard to side, sash window to rear.

BATHROOM

Beautiful bathroom with white suite comprising, slipper bath with ball and claw feet, double fitted vanity unit with corian inset twin basins and cupboards below, column radiator with heated towel rail, low level WC, complimentary wall tiling, Amtico flooring, exposed wall timbers, sash window to rear.

BEDROOM FOUR

14'0 narrowing to 9' 2" X 9'8 max (4.26m X) Two wall light points, single panel radiator, walk in storage cupboard with shelving power and light.

BEDROOM THREE

14'3 X 14'1 (4.34m X 4.29m) Exposed ceiling and wall timbers, double panel radiator, built in storage cupboard, sash window to front.

A narrow staircase leads up to: -

SECOND FLOOR

MASTER BEDROOM

17'0 X 13'4 to include stairwell, feature illuminated shelf, fitted wardrobe and further fitted cupboard, double panel radiator leaded light window to rear. Door to

LUXURY EN-SUITE SHOWER ROOM

Off set tear shaped shower unit with sliding door, wall mounted electric shower, wall hung wash hand basin and low level WC, Amtico flooring. The shower room is attractively tiled with some inset display niches, chrome ladder radiator.

OUTSIDE

Gates to front with vehicular access and parking to side.

REAR GARDEN

Recently landscaped garden approached from the side via shingle drive with turning and parking for a variety of cars, feature pump with well below (sealed). Steps down to paved patio area with retaining stonewall and well stocked flowerbed. Further herringbone brick terraced area with steps down to lawned area with flower beds and borders stocked with a variety of plants, shrubs and young trees. Herringbone brick dropped patio with retaining wall, brick built barbecue, **Greenhouse** and **Detached Workshop** with pitched roof, well fenced and walled boundary.

SERVICES

All mains services are understood to be connected to the property.

LOCAL AUTHORITY

Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW. Tel **01227 862000**

COUNCIL TAX BAND F

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents, **Colebrook Sturrock and Co. 01227 831999**

AGENTS NOTE

The property is "bought as seen" and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

