

£425,000

DRAFT DETAILS ONLY



2 Sefton Villas, 7 High Street, Bridge, Canterbury, Kent CT4 5JY

A rare opportunity to acquire an outstanding semi-detached Victorian villa with many original features still intact, now requiring complete modernisation and improvement.

- Hall, sitting room, dining room, conservatory, breakfast room, kitchen, cellar, scullery
- 4 bedrooms, box room, bathroom
- Walled garden, garage

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Situation

Sefton Villa is located in Bridge High Street. Bridge offers a good range of local facilities including a highly regarded primary school, newsagent, three public houses, mini supermarket, doctor's and dentist's surgeries, butcher and bakers. 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. Bekesbourne station (1½ miles) offers local services; alternatively fast services to London Victoria from Faversham (12 miles) take approximately 70 minutes.

The Property

Built in 1879, this unusual and attractive property forms one of a pair of villas constructed in an ornate style, and is locally listed within the Bridge Conservation Area. Typical of many properties of that era, the house is of brick construction with vernacular tile hanging at first floor level with interesting detail on barge boarding and finials, and a fine fish tail slate roof surmounted with an ornate cast iron finial. Sefton Villa is being marketed for the first time in just under 80 years, the property having been in the same ownership during that time.

The property does now require complete modernisation and upgrading but gives the eventual purchaser an enormous opportunity to create a house of real style and elegance in this much favoured village.

A small entrance porch with an ornate tiled floor leads via a stained glass door to the entrance hall. From here the principal rooms can be accessed with the drawing room to the front and the dining room to the back both having the original marble fireplaces. The original cornicing is still in place in both the drawing room and hallway, which also has wooden panelling in the under stairs area. The breakfast room is approached immediately off the hall and from here a door leads down to the cellar. There is a walk-in larder in one corner. Beyond the breakfast room is the kitchen with a small scullery off housing the gas-fired boiler for central heating and hot water.

The turned wooden staircase leads to the first floor, where the four bedrooms and box room can be found. The current layout is very indicative of a house of this age and style but is with some internal structural amendments, the property will provide four bedrooms and two bathrooms.

Outside

To the front of the house is a small area of lawn and a parking to the front of the garage. At the rear there is a lean-to conservatory approached off the dining room, giving access on to a small terraced area. There is a useful detached outbuilding comprising a storeroom, coal bunker and outside WC. A brick pathway leads to the rear garden, which is entirely walled and currently laid to lawn with shrub beds and fruit trees, but is now somewhat overgrown.

Method of sale

The property is offered for sale by private treaty.

Services

All mains services. Gas central heating.

Local Authorities

Canterbury City Council
Band

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.

Directions

From Canterbury leave south on the New Dover Road and just prior to joining the A2 take the slip road signposted to Bridge. Turn right at the T-junction back over the motorway and at the next junction turn left into Bridge village. Continue down the hill into the village and Sefton will be found on the left hand side.

Viewing

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