



East Bridge House, Bridge, Kent

East Bridge House Bridge, Nr Canterbury, Kent

Canterbury 3 miles

An extremely spacious home, with excellent reception rooms. Currently used as a hotel, but with planning consent for reversion to a family home. It is considered that it could be adapted for use as a home without significant upheaval.

- Reception hall, drawing room, study, dining room, kitchen/ breakfast room
- 8 bedrooms, 2 family bathrooms, 2 cloakrooms, 2 ensuite bathrooms and 2 ensuite shower rooms.
- 2 large cellar rooms

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Introduction

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Situation

East Bridge House is located in Bridge Hill. Bridge offers a good range of local facilities including a highly regarded primary school, newsagent, public houses, 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. Bekesbourne station (1½ miles) offers local services; alternatively fast services to London Victoria from Faversham (12 miles) take approximately 70 minutes.

The property

East Bridge House is believed to date from about 1800 and is the principal part of a substantial Georgian house. The elevations are of rendered brick beneath a slate roof, which was substantially overhauled about 2 years ago, and the property is listed Grade II. The current owner has maintained the house to a high standard, and it enjoys views over the surrounding countryside and the village, which it sits slightly above.

The accommodation is arranged over three floors, with cellar, with gardens to the front and rear.

A pair of glazed entrance doors lead to:

- Entrance porch - ornate tiled floor, double radiator, glazed door to:

- Reception hall - stairs rise in a single flight with an elegant banister rail and turned post to first floor landing. Double radiator. Doors to drawing room, dining room and rear hall. Ornate ceiling mouldings.

- Drawing room 12'9 x 14'3 (3.89m x 4.34m) Broad sash window with glazing bars overlooking the terrace to the front. Simple cornice, central light point, elegant marble fireplace with inset cast iron grate and marble hearth. Door to study.

- Dining room 23'6 x 13'9 (7.16m x 4.19m) Two double radiator, ornate cornice, two central light points. Elegant central marble fireplace with cast iron grate with marble over mantle. Double aspect with broad sash windows with glazing bars. Views over the garden. Deep skirting boards. Two doors to:

- Kitchen 23'0 x 10'3 (7.01m x 3.12m) which is currently equipped with catering equipment but would readily lend itself for conversion to a large kitchen/breakfast room. Tiled walls. Double aspect. Two fitted cupboards, small wash hand basin, large built in stainless steel sinks with integrated drainer. Space and plumbing for dishwasher. Space and gas connection for two industrial gas hobs. Gas cookers with a grill above. Large extractor fan. The kitchen equipment may be available by separate negotiation. Double radiator. Door to rear hall and rear porch. Plumbing for washing machine and space for tumble dryer. Tiled floor. Panelled door to outside. Obscure glass window to the rear. Door to:

- Bathroom 1 - radiator, panelled bath with mixer taps and hand held shower attachment. Low-level WC, pedestal wash hand basin, tiled walls and quarry tiled floor.

- Rear hall - accessed from the reception hall and from the kitchen/breakfast room. Currently fitted with hanging rail for coats and further storage area. Doors to cellars and study. Door from drawing room.

- Study 9'3 x 9'9 (2.82m x 2.97m) Central fireplace with wooden surround and over mantle, cast iron grate with tiled slips. Sash window with glazing bars and panelling to either side. Storage cupboard with hanging rail and locker over. Double radiator.

The cellar is approached by a flight of timber stairs and is divided into two rooms:

- Cellar room 1 14'0 x 15'6 (4.27m x 4.72m) Brick floor, window to the front fitted with a range of storage shelving currently housing a large chest freezer (not included).

- Cellar room 2 12'3 x 12'6 (3.73m x 3.81m) Tiled floor, window to the front. Gas fired Ideal Concorde boiler and a separate Kingfisher 2 gas fired boiler providing hot water and central heating. Factory lagged hot water cylinder. Fuse boxes.

First floor

Landing has a double radiator and a pair of double doors/French windows, lead to the balcony. Glazed door leads to the rear landing and doors open to bedroom 2 and 3.

- Bedroom 2 12'6 x 12'3 (3.81m x 3.73m) Double aspect with full height sash window giving access to the balcony. To the front, double radiator, wash hand basin, cupboard and interconnecting door to bedroom 1.

- Bedroom 3 12'3 x 12'9 (3.73m x 3.89m) Double radiator, full length sash window providing access to the balcony to the front enjoying views over the surrounding countryside. Intercommunicating door with bedroom 4. Door to:

- Ensuite bathroom - tiled walls, low level WC, pedestal wash hand basin with mirror and shaver point over. Extractor fan, panelled bath with separate shower above. Radiator beneath radiator cover and towel rail.

Rear landing gives access to bedrooms 1 and 4. Double radiator. Door leads to rear fire escape, which descends to the rear of the property. Also provides access to cloakrooms. Cupboard housing a factory lagged hot water cylinder.

- Bedroom 1 11'3 x 12'6 max (3.43m x 3.81m) Elegant marble fireplace with cast iron grate. Double radiator, full length sash window enjoying distant views over the village and to the countryside and the Church beyond. Elegant cornice and further mouldings. Wash hand basin, double radiator, storage cupboard with hanging rail and shelving above.

On the landing, access to the cloakroom with low level WC and wash hand basin with tiled splash back. Adjacent cloakroom with low level WC, wash hand basin and double radiator. These rooms could, subject to any necessary

consent, be combined to provide a single shower room or bathroom.

■ Bedroom 4 14'3 x 10'6 (4.34m x 3.20m) Accessed via a lobby which provides access to the ensuite shower room. Double aspect, double radiator, full-length sash window to the front and intercommunicating door with bedroom 3.

■ Ensuite shower room with low level WC, fully tiled shower cubicle and a pedestal wash hand basin with a radiator.

Second floor

From the first floor landing, stairs continue in a further flight to the second floor landing, which is approached through a glazed door. Gives access to bedrooms 5, 6, 7 & 8. Large airing cupboard housing a substantial factory lagged hot water cylinder. Extensive range of slatted shelving. Radiator. Further store cupboard with slatted shelves. Glazed door to fire escape. Window to the front enjoying far reaching views over the surrounding countryside.

■ Bedroom 5 12'6 x 10'3 (3.81m x 3.12m) Wash hand basin, double radiator, sash window with views towards the Church and across the village. Two storage cupboards, one with hanging rail and one with shelving.

■ Bedroom 6 11'3 x 12'3 (3.43m x 3.73m) Pedestal wash hand basin, double radiator. Pair of cupboards, one with hanging rail and the other with shelving. Sash window to the front enjoying far reaching views over the surrounding countryside.

■ Bedroom 7 12'9 x 11'9 (3.89m x 3.58m) Double radiator, central light point. Sash window enjoying views over the surrounding countryside. Door to:

■ Ensuite bathroom - radiator beneath radiator cover, pedestal wash hand basin, low level WC, panelled bath with separate shower above. Extractor fan, tiled walls, mirror and shaver point.

■ Bedroom 8 14'3 x 10'3 (4.34m x 3.12m) Double aspect with double radiator, picture rail.

Lobby, with access to:

■ Ensuite shower room with low level WC, pedestal wash hand basin, radiator, tiled shower cubicle, mirror with shaver point and light.

■ Family bathroom 2 - double radiator, panelled bath with separate shower above. Pedestal wash hand basin with splash backs and mirror over. Low-level WC, stripped wood effect floor. Sash window to one side.

Outside

Gardens lie to the front and side of the house. There is an area of terrace adjoining the property. Pedestrian gate in a wrought iron fence provides access to the front door. Further gravelled driveway leads to a large parking and turning area with lawn to one-side and shrub borders. Boundaries are of close-boarded fence and part flint wall with fence to either side. Brick and paved pathways lead to the front and back doors from the parking area.

To the rear of the house is a garden shed. A short distance away and accessed via a separate driveway there is a garage which has an additional parking area in front and is accessed over a driveway shared by the rear part of the property.

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 drainage.

Local Authorities

Canterbury City Council.

Council Tax

Band to be advised

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, take the A2 (or New Dover Road) towards Dover. Leave at the exit signposted to Bridge. Follow signs to Bridge. Descend the High Street; begin to rise the hill slightly beyond the village centre. East Bridge House will be seen on the left hand side a little beyond the Church.

Viewing

Strictly by prior appointment with the sole agents, Strutt & Parker:

2 St Margaret's Street

Canterbury

Kent CT1 2SL

Tel: 01227 451123

Particulars prepared January 2003

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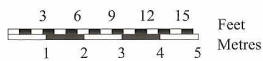
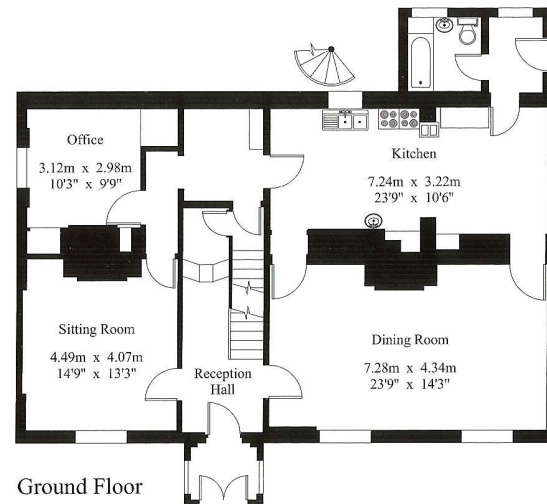
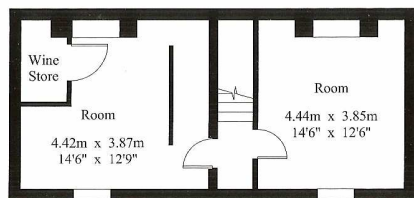
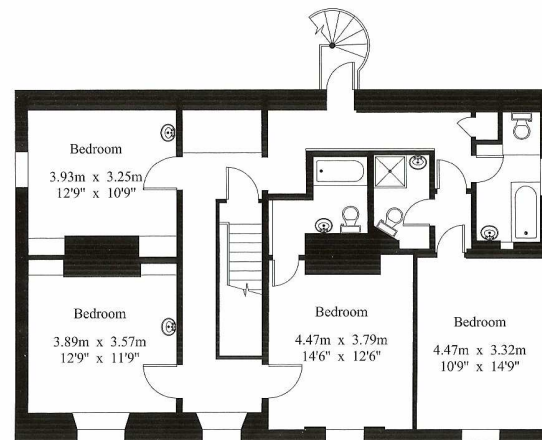
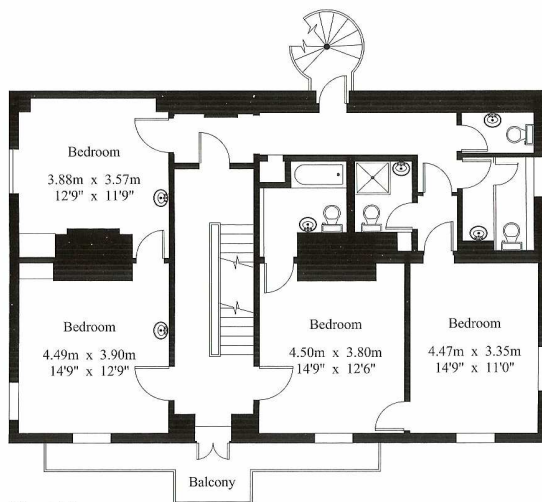
Measurements and other information

All measurements are approximate.

While we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Strutt & Parker and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

East Bridge House

Gross Internal Area : 399.1 sq.m (4295 sq.ft.)



For Identification Purposes Only.

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STRUTT & PARKER



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Georgian elegance

SITUATED at Bridge near Canterbury, East Bridge House is believed to date from about 1800 and is the principal part of a substantial Georgian house.

Grade-II listed, the property, which is currently being used as a hotel, enjoys views over the surrounding countryside and the village of Bridge.

The accommodation is arranged over three floors and includes: entrance porch with an ornate tiled floor; reception hall; drawing room with a broad sash window overlooking the terrace; and dining room with marble fireplace with cast iron gate and

marble hearth.

There is also a kitchen; two en suite bathrooms; two en suite shower rooms; two family bathrooms; eight bedrooms and two large cellars.

Outside, the gardens lie to the front of the house and there is an area of terrace adjoining the property.

There is a garden shed at the back of the house while a short distance away and accessed via a separate driveway, there is a garage.

East Bridge House is available with a price guide of £460,000 through Strutt & Parker who can be contacted at 2 St Margaret's Street, Canterbury, on 01227 451123.

