



OLD RENVILLE FARM BRIDGE

ROBERTS BROTHERS  
— CANTE RBURY —

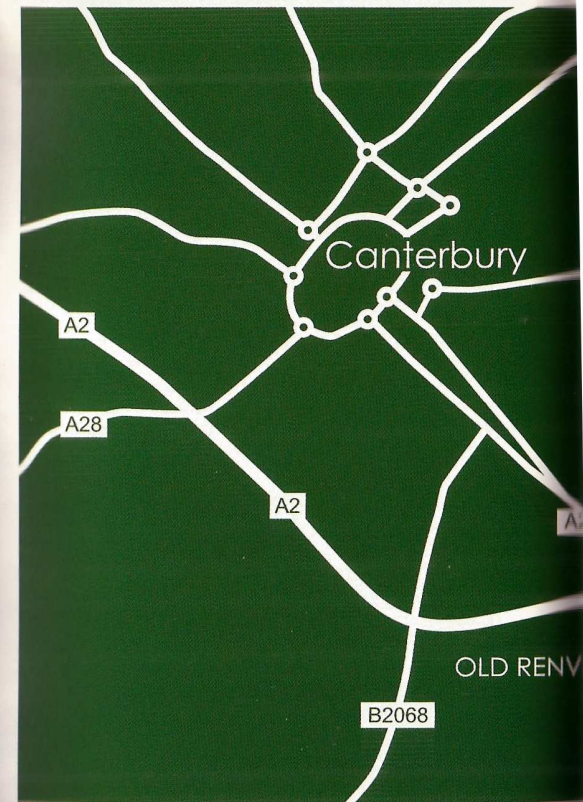
## OLD RENVILLE FARM | BRIDGE

The village of Bridge lies three miles to the south east of Canterbury, surrounded by rolling hills, woodland, orchards, pasture and fields. The exceptional quality of the countryside is reflected in its designation as an Area of Outstanding Natural Beauty.

The Cathedral City of Canterbury offers excellent educational, cultural, recreational and shopping facilities. Two rail stations provide links to London (journey times currently 1 hour 35 minutes). There is easy access to the A2 leading to London, the Channel Port of Dover, Ashford International Station and the Channel Tunnel at Folkestone. Highly regarded public schools such as Kings, St Edmunds and Kent College and excellent state schools are within easy reach of Old Renville Farm. Bridge has a popular and well respected primary school.

Bridge takes its name from the bridges which for centuries have crossed the Little Stour, or Nailbourne as it is known locally, along the Dover to London Roman Road.

The village has a thriving High Street with three pubs, restaurants, newsagent, Post Office, chemist, bakery and well-stocked general store. Its recreation ground has an attractive setting and a wide range of facilities, including floodlit tennis courts, equipped play area and medical centre.



## **OLD RENVILLE FARM**

Old Renville Farm lies just outside Bridge, close to Canterbury. Its rural parkland setting and the attractive grouping of historic former farm and estate buildings is protected by Conservation Area status.

A farm existed on this site as early as 1300. Some of the fine old oak trees that border Old Renville Farm will have witnessed centuries of change. Until the last decade it was a typical mixed Kentish farm with a dairy herd, orchards and arable land.

Old Renville Farm is a sensitive and well designed development of six highly individual homes. Some of the buildings have been carefully restored and thoughtfully converted. Others have been newly designed to blend with the farm buildings and parkland setting. Roberts Brothers, Canterbury, have worked with the local authority and conservation experts to protect the character of the restored properties. Painstaking attention to detail has been taken at every step.

The two new homes, The Farmstead and Granary House, combine attractive elevations with spacious accommodation to create properties of great character but with all the conveniences of the twenty first century. The four converted properties echo the past with much of their original fabric retained.

Old Renville Farm is unusual and remarkable. It offers a real feeling of space. Each property occupies a large plot and has exceptional communal space. Rear gardens are of generous size. Very few modern developments can boast such a mature parkland setting with established trees and hedgerows. Wherever possible the parkland has been preserved and enhanced. Additional planting has been undertaken and existing trees protected.

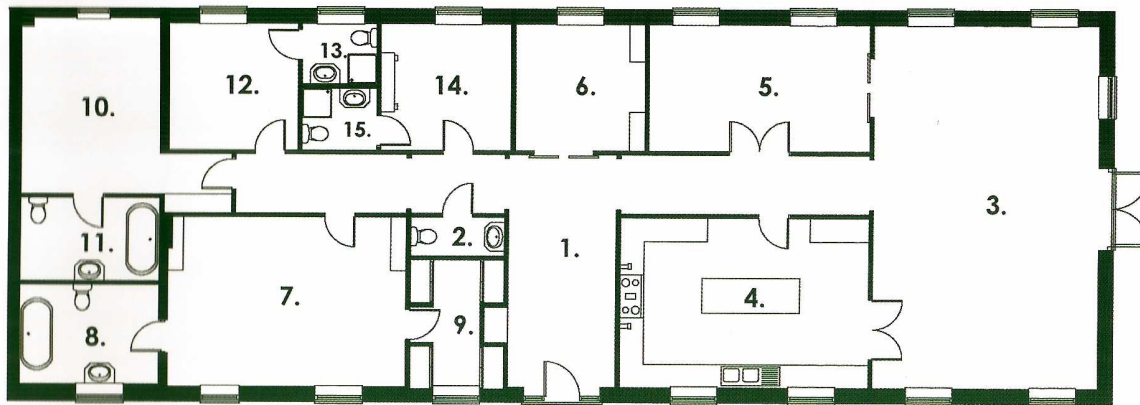
## UNIT 1 | THE MILKING PARLOUR



Formerly The Dairy for Old Renville Farm, The Milking Parlour is a spacious single storey home with four bedrooms, each with an en-suite bathroom or shower room. The imposing vaulted entrance hall leads to an inner lobby from which the remaining accommodation leads.

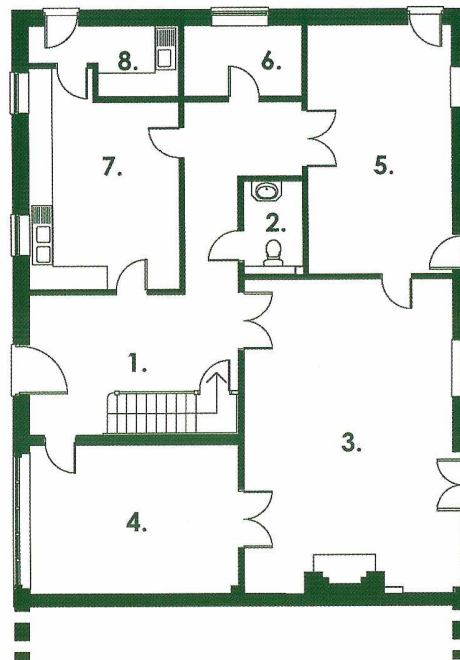
The stunning drawing room has a dramatic vaulted ceiling, triple aspect views and french doors opening to a paved terrace. There is a formal dining room to the rear of The Milking Parlour, together with a study.

The principal bedroom suite has a walk-in dressing room, together with en-suite bathroom. The Milking Parlour has a triple garage with workshop and its' extensive one acre gardens are a special feature.



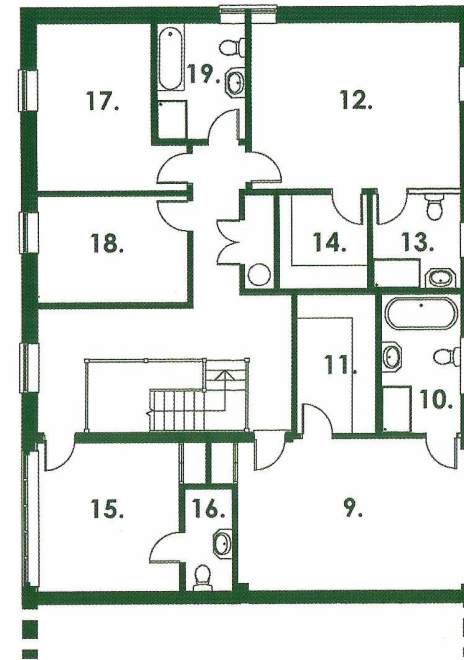
### GROUND FLOOR

1	ENTRANCE HALL			9	DRESSING ROOM	11'0 x 8'0	[3.35m x 2.44m]
2	CLOAKROOM			10	BEDROOM 2	14'6 x 11'9	[4.45m x 3.62m]
3	DRAWING ROOM	30'0 x 18'9	[9.15m x 5.76m]	11	EN-SUITE 2		
4	KITCHEN	20'9 x 14'0	[6.37m x 4.27m]	12	BEDROOM 3	11'0 x 10'6	[3.35m x 3.23m]
5	DINING ROOM	18'0 x 10'6	[5.49m x 3.23m]	13	EN-SUITE 3		
6	STUDY	10'6 x 10'6	[3.23m x 3.23m]	14	BEDROOM 4	10'9 x 10'6	[3.32m x 3.23m]
7	PRINCIPAL BEDROOM	20'0 x 14'0	[6.10m x 4.27m]	15	EN-SUITE 4		
8	EN-SUITE 1						



**GROUND FLOOR**

1	ENTRANCE HALL		
2	CLOAKROOM		
3	DRAWING ROOM	26'0 x 17'0	[7.93m x 5.18m]
4	DINING ROOM	17'0 x 12'2	[5.18m x 3.72m]
5	FAMILY ROOM	21'3 x 12'0	[6.49m x 3.66m]
6	STUDY	9'10 x 6'0	[2.77m x 1.83m]
7	KITCHEN	18'2* x 12'9	[5.55m* x 3.93m]
8	UTILITY	12'9* x 6'0	[3.93m* x 1.83m]



**FIRST FLOOR**

9	PRINCIPAL BEDROOM	18'0 x 12'3	[5.49m x 3.75m]
10	EN-SUITE 1		
11	DRESSING ROOM 1	11'9 x 6'6	[3.62m x 2.13m]
12	BEDROOM 2	17'3 x 13'9	[5.27m x 4.23m]
13	EN-SUITE 2		
14	DRESSING ROOM 2	7'9 x 7'3	[2.40m x 2.22m]
15	BEDROOM 3	12'3 x 11'9	[3.75m x 3.62m]
16	EN-SUITE 3		
17	BEDROOM 4	14'0 x 11'6†	[4.27m x 3.53m†]
18	BEDROOM 5	12'6 x 9'0	[3.84m x 2.74m]
19	FAMILY BATHROOM		

\* Maximum Length/Width  
 † Plus Recess

## UNIT 4 | THE STABLES



The Stables are converted from the former stables, which served Old Renville Farm and housed its working horses. Whilst the structure and the historic character of the building have been preserved, meticulous renovation and carefully planned extensions have resulted in an exceptional property with wide appeal.

The accommodation features a superb kitchen and breakfast room which opens to a family room. The sitting room, with its open fireplace, incorporates a dining area with glazed screen from the tiled entrance hall. The principal bedroom has an en-suite bathroom with both bath and separate shower and a walk-in dressing room. The further bedrooms are all en-suite.

Externally, the gardens are found mainly to the rear of the property and adjoin paddock land. A double garage serves The Stables.

## UNIT 5 | GRANARY HOUSE

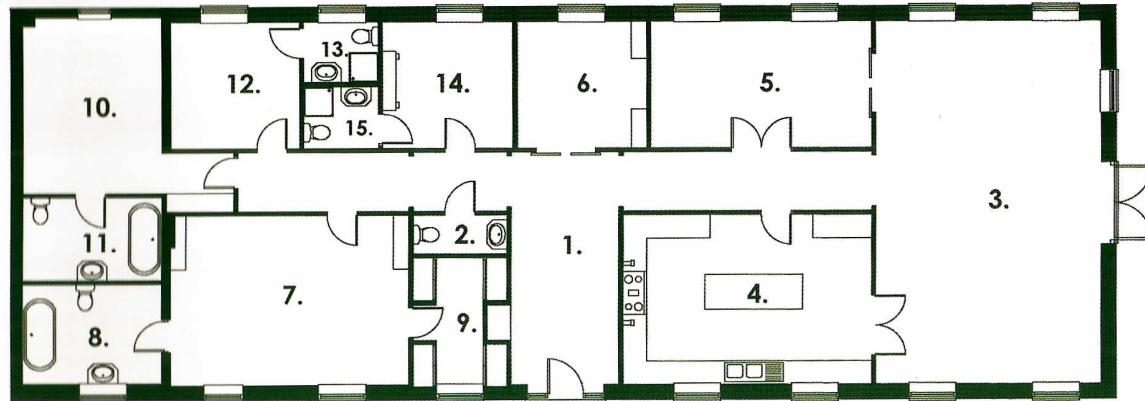


Granary House offers flexible and generously proportioned accommodation. It is likely to be suitable for those seeking a property with annexe style accommodation that could be used for two family occupation.

A large bedroom is situated on the ground floor with an en-suite bathroom. Its proximity to the dining room and utility room gives the flexibility to change the dining room into a second sitting room, with the possibility of the utility room becoming a kitchenette.

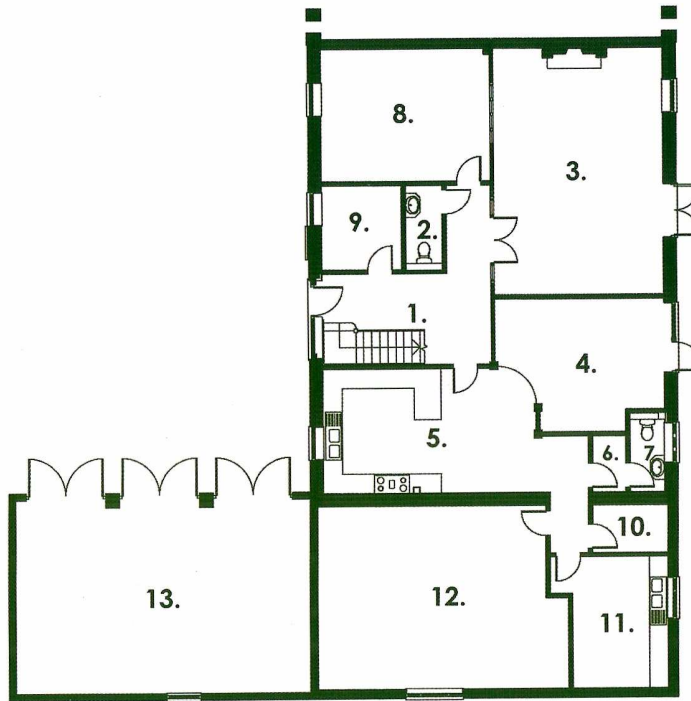
Also on the ground floor is a spacious kitchen, drawing room with open fire, conservatory and games room. The first floor provides three further bedrooms, all well proportioned and with en-suite facilities. Granary House benefits from a triple garage, generous gardens and outside W.C.





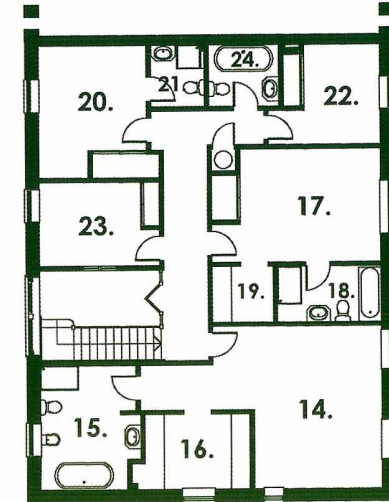
**GROUND FLOOR**

1	ENTRANCE HALL			9	DRESSING ROOM	11'0 x 8'0	[3.35m x 2.44m]
2	CLOAKROOM			10	BEDROOM 2	14'6 x 11'9	[4.45m x 3.62m]
3	DRAWING ROOM	30'0 x 18'9	[9.15m x 5.76m]	11	EN-SUITE 2		
4	KITCHEN	20'9 x 14'0	[6.37m x 4.27m]	12	BEDROOM 3	11'0 x 10'6	[3.35m x 3.23m]
5	DINING ROOM	18'0 x 10'6	[5.49m x 3.23m]	13	EN-SUITE 3		
6	STUDY	10'6 x 10'6	[3.23m x 3.23m]	14	BEDROOM 4	10'9 x 10'6	[3.32m x 3.23m]
7	PRINCIPAL BEDROOM	20'0 x 14'0	[6.10m x 4.27m]	15	EN-SUITE 4		
8	EN-SUITE 1						



**GROUND FLOOR**

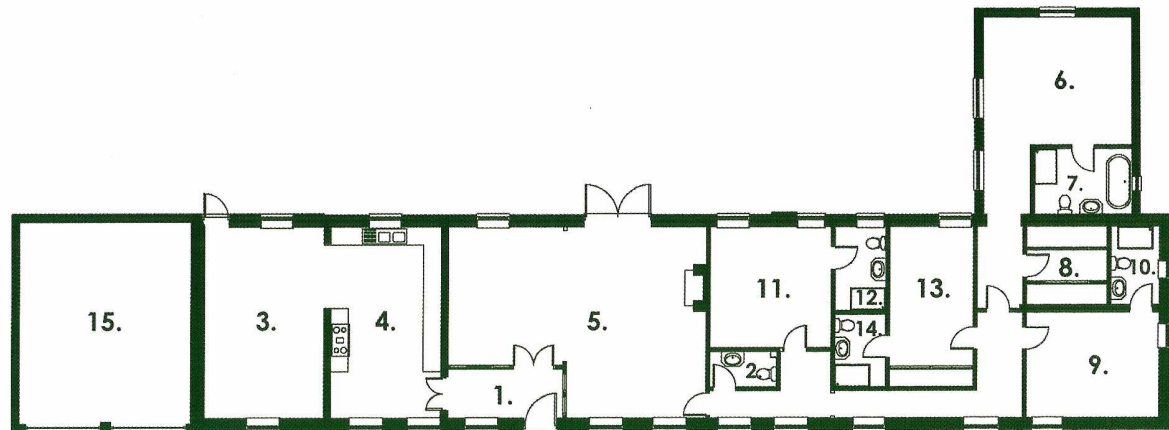
1	ENTRANCE HALL		
2	CLOAKROOM 1		
3	DRAWING ROOM	25'6 x 17'0	[7.80m x 5.18m]
4	FAMILY ROOM	17'0 x 13'9*	[5.18m x 4.23m*]
5	KITCHEN/BREAKFAST	22'0† x 12'9	[6.71m† x 3.93m]
6	BOOT ROOM		
7	CLOAKROOM 2		
8	DINING ROOM	17'4 x 13'9	[5.30m x 4.23m]
9	STUDY	8'9 x 8'0	[2.71m x 2.44m]
10	WINE STORE	8'0 x 4'6	[2.44m x 1.40m]
11	UTILITY	13'6 x 9'9	[4.14m x 3.10m]
12	HOME OFFICE	25'9 x 19'0	[7.89m x 5.79m]
13	GARAGE	30'6 x 20'0	[9.33m x 6.10m]



**FIRST FLOOR**

14	PRINCIPAL BEDROOM	16'9" x 16'0	[5.15m* x 4.88m]
15	EN-SUITE 1		
16	DRESSING ROOM 1	10'9 x 7'9	[3.32m x 2.40m]
17	BEDROOM 2	14'6† x 11'9	[4.45m† x 3.62m]
18	EN-SUITE 2		
19	DRESSING ROOM 2	6'0 x 5'9	[1.83m x 1.79m]
20	BEDROOM 3	13'9 x 11'0	[4.23m x 3.35m]
21	EN-SUITE 3		
22	BEDROOM 4	10'0 x 10'0	[3.50m x 3.50m]
23	BEDROOM 5	12'0 x 8'9	[3.66m x 2.71m]
24	FAMILY BATHROOM		

\* Maximum Length/Width  
† Plus Recess

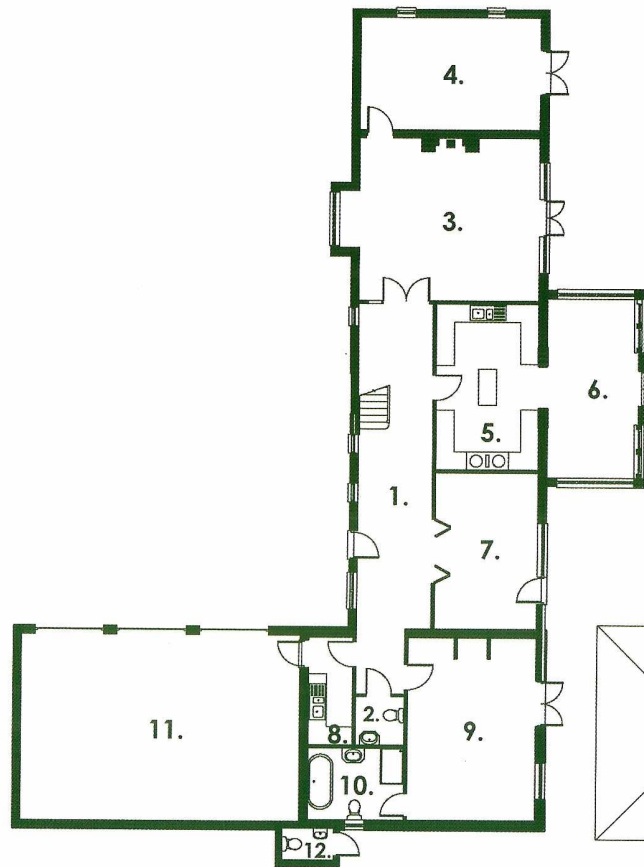


### GROUND FLOOR

1	ENTRANCE HALL			9	BEDROOM 2	15'0 x 11'10	[4.57m x 3.38m]
2	CLOAKROOM			10	EN-SUITE 2		
3	FAMILY ROOM	21'0 x 13'0	[6.40m x 3.96m]	11	BEDROOM 3	13'6 x 13'6	[4.14m x 4.14m]
4	KITCHEN/BREAKFAST	21'0 x 12'0	[6.40m x 3.66m]	12	EN-SUITE 3		
5	SITTING/DINING*†	28'6 x 21'3	[8.72m x 6.49m]	13	BEDROOM 4	15'6 x 9'3	[4.75m x 2.83m]
6	PRINCIPAL BEDROOM	16'3 x 14'2†	[4.97m x 4.33m†]	14	EN-SUITE 4		
7	EN-SUITE 1			15	GARAGE	22'9 x 18'10	[6.98m x 5.52m]
8	DRESSING ROOM 1	9'2 x 9'0	[2.80m x 2.74m]				

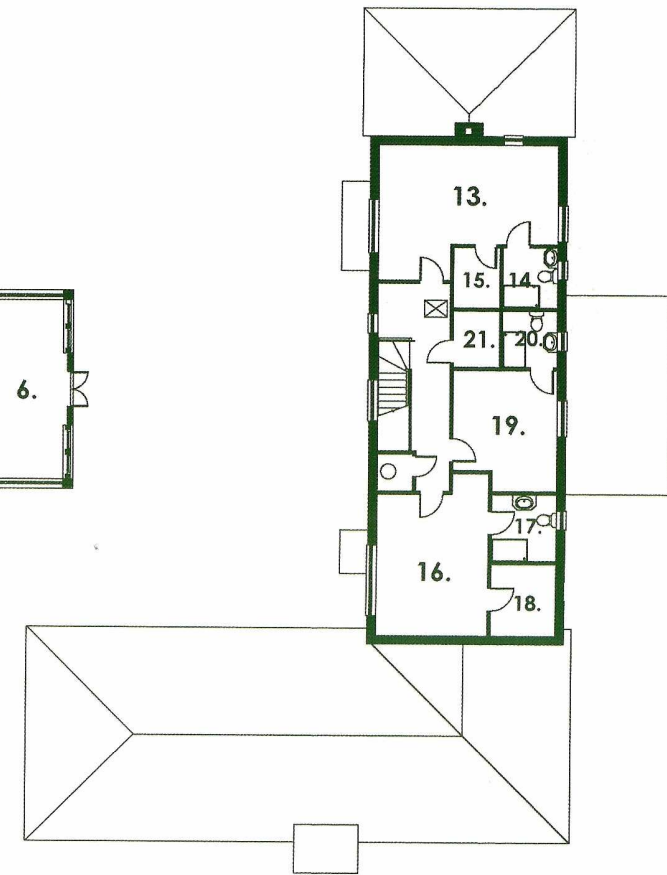
† Plus Recess

\*L Maximum measurement: L shaped room



### GROUND FLOOR

1	ENTRANCE HALL		
2	CLOAKROOM		
3	DRAWING ROOM	21'6" x 17'3"	[6.58m x 5.27m]
4	GAMES ROOM	19'0" x 12'0"	[5.79m x 3.66m]
5	KITCHEN	18'0" x 11'0"	[5.49m x 3.35m]
6	BREAKFAST ROOM	19'0" x 9'9"	[5.79m x 3.02m]
7	DINING ROOM	17'0" x 11'0"	[5.18m x 3.35m]
8	UTILITY ROOM	11'6" x 4'9"	[3.54m x 1.49m]
9	BEDROOM 3	19'9" x 13'9"	[6.07m x 4.24m]
10	EN-SUITE 3		
11	GARAGE	30'2" x 20'6"	[9.21m x 6.28m]
12	OUTSIDE WC		



### FIRST FLOOR

13	PRINCIPAL BEDROOM	19'10" x 11'0"	[5.82m x 3.35m]
14	EN-SUITE 1		
15	DRESSING ROOM 1	6'6" x 5'0"	[2.1m x 1.52m]
16	BEDROOM 2	15'0" x 12'0"	[4.57m x 3.66m]
17	EN-SUITE 2		
18	DRESSING ROOM 2	7'9" x 7'0"	[2.40m x 2.13m]
19	BEDROOM 4	13'0" x 11'0"	[3.96m x 3.35m]
20	EN-SUITE 4		
21	WALK-IN LINEN CUPBOARD	6'0" x 5'0"	[1.83m x 1.52m]



**GROUND FLOOR**

**FIRST FLOOR**

1	ENTRANCE HALL		
2	CLOAKROOM		
3	DRAWING ROOM	23'2 x 15'0	[7.60m x 4.57m]
4	CONSERVATORY	12'2 x 11'0	[3.72m x 3.35m]
5	STUDY	11'0 x 10'2	[3.35m x 3.11m]
6	DINING ROOM	17'9 x 11'9	[5.45m x 3.62m]
7	KITCHEN/BREAKFAST	27'6 x 12'0	[8.41m* x 3.66m]
8	DAY ROOM	16'0 x 13'0	[4.88m x 3.96m]
9	UTILITY	11'0 x 6'0	[3.35m x 1.83m]
10	BOOT ROOM		
11	OUTSIDE WC		

12	GALLERIED LANDING		
13	PRINCIPAL BEDROOM	15'2 x 15'0	[4.63m x 4.57m]
14	EN-SUITE 1		
15	DRESSING ROOM 1	7'6 x 7'6	[2.31m x 2.31m]
16	BEDROOM 2	20'9 x 13'0*	[6.37m x 3.96m*]
17	EN-SUITE 2		
18	BEDROOM 3	18'0 x 12'6	[5.49m x 3.84m]
19	EN-SUITE 3		
20	BEDROOM 4	12'2 x 9'0	[3.72m x 2.74m]
21	BEDROOM 5	11'0 x 7'6	[3.35m x 2.31m]
22	FAMILY BATHROOM		

\* Maximum Length/Width

## UNIT 6 | THE FARMSTEAD



The Farmstead is a superb five bedroom home with extensive ground floor living and entertaining space. The kitchen, with its breakfast room, opens to a beautiful day room, positioned for maximum privacy. The drawing room of over 23 ft in length, with its open fireplace, leads to a conservatory. Other rooms on the ground floor include a cloakroom, study, utility room and boot room.

The galleried landing with square bay window opens to five bedrooms, the principal suite having both a shower and bath to the en-suite and a walk-in wardrobe. A family bathroom serves bedrooms four and five.

A triple garage adjoins the property. A brick built, outside WC, located close to the boot room and utility will prove a useful facility for keen gardeners!

# SPECIFICATION

Applicable to all units:

## Kitchens

- Choice of quality cabinets
- Granite work surfaces in choice of colours
- Britannia dual fuel range cooker
- Neff microwave oven
- Neff integrated fridge/freezer
- Neff integrated dishwasher
- Sink from a range by Franke
- Under unit lighting
- Space and plumbing for an automatic washing machine
- Extractor canopy or hood
- Choice of wall tiling from a range by Porcelanosa
- Choice of floor tiling from a range by Porcelanosa
- Water softener

## Utility rooms/boot rooms

- Cabinets to match kitchens
- Where applicable, sink from a range by Franke
- Choice of wall tiling from a range by Porcelanosa
- Where applicable, space and plumbing for automatic washing machine

## Cloakrooms, bathrooms and en-suites

- Quality white period style sanitary ware
- Sanitan taps throughout
- Roll topped, claw footed baths to most Master Bedroom en-suites (check with sales advisor for individual properties)
- Choice of wall tiling from range by Porcelanosa (check with sales advisor for extent of tiling)
- Thermostatic showers from Aqualisa
- Quality shower doors and screens
- Low voltage down lighters

## Joinery

- Conservation approved painted softwood window frames; double glazed

## Internal decoration

- Plain plastered ceilings throughout, emulsioned in white
- Internal woodwork to be painted in a choice of eggshell finishes by Farrow & Ball
- Plain edged skirting throughout.
- Walls to be emulsioned in a neutral colour

## Internal doors

- Purpose made ledged and braced doors
- Hand made latches
- Locks, where appropriate

## Staircases

- Timber staircases with painted spindles and Oak handrails

## Fireplaces

### *The Milking Parlour and Stables*

- wood-burning stoves

### *Granary House, The Farmstead and The Barns*

- Inglenook style with Oak Bressumer

## External decoration

- Cast iron rainwater goods
- Entrance doors in timber, painted with Farrow & Ball colour

## Heating

- Gas fired central heating with thermostatically controlled valves
- Ladder style towel warmers to most bathrooms and en-suites

## Security

- Wired for alarm (not fitted), 2 panic points
- Coach lights or security lights to front and rear of property and to front of garage
- Smoke detectors

## Electrical

- Illuminating up lighters to vaulted ceilings where appropriate.
- Low voltage down lighters to kitchens, bathrooms and en-suites
- TV and Telephone point in each bedroom
- TV and Telephone point in Sitting Rooms and Kitchen
- Telephone point to entrance halls
- Ample power points throughout

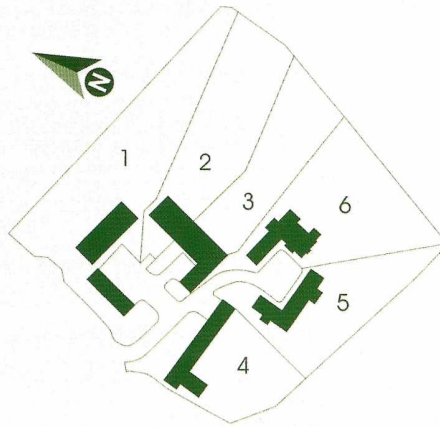
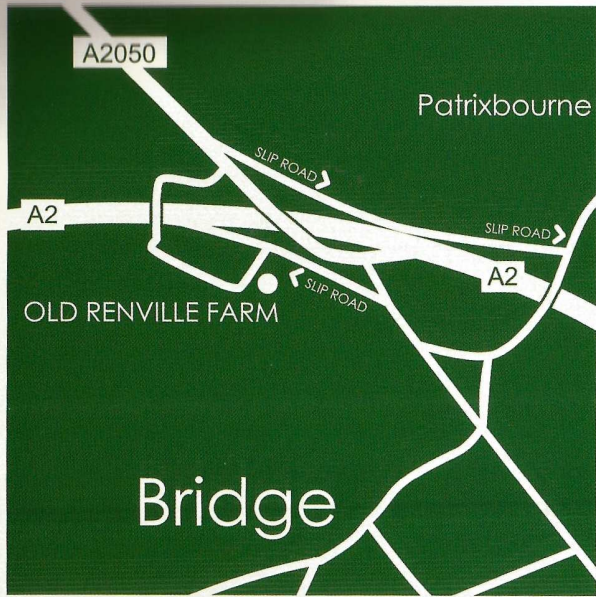
## Landscaping

- Front gardens to an approved landscaping plan
- Rear terraces and patios to be paved
- Rear gardens left level and seeded for grass (dependent on season)
- Outside cold water tap
- Outside WC's to Granary House and The Farmstead.

## Garages

- Light and power connected
- Electronically operated up and over doors

\* All choices subject to stage of construction.

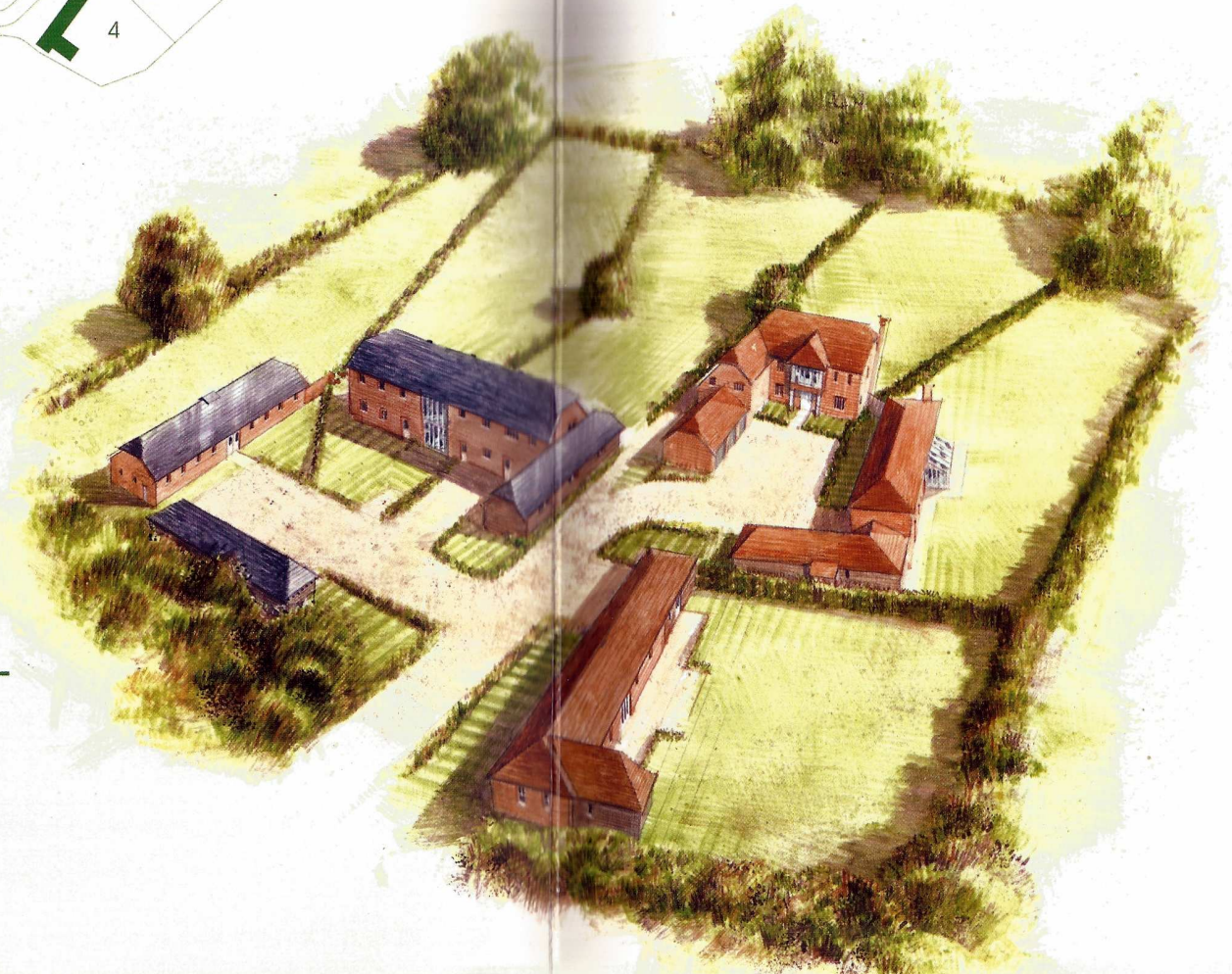


- 1 MILKING PARLOUR
- 2 EAST BARN
- 3 WEST BARN
- 4 THE STABLES
- 5 GRANARY HOUSE
- 6 THE FARMSTEAD

## SITE PLAN

Old Renville Farm offers purchasers the chance to live in a small community, in an already mature setting with easy access to Kent's fine countryside and excellent links with the rest of the county, London and Europe.

OLD RENVILLE FARM BRIDGE



## INSTRUCTIONS

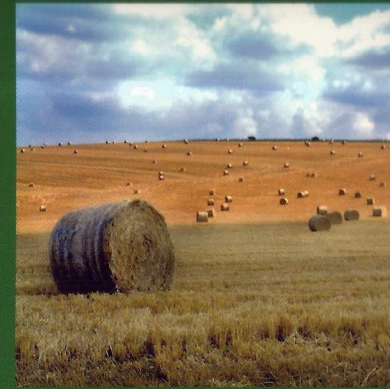
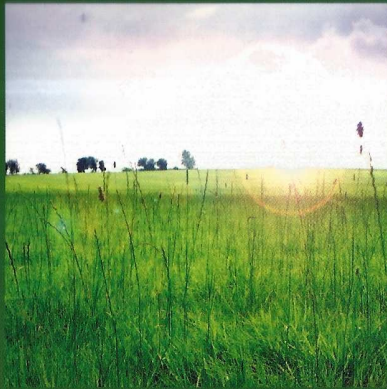
On the A2 towards Dover. Having passed Canterbury, take the first slip road on the left. At the T junction turn right. Take the next right and at the next T junction turn right again. At the next fork, go left onto the A2 round slip road.

Old Renville Farm is IMMEDIATELY on the left of the round slip road. The entrance to the development will be found approximately 500 yards on the left.



OLD RENVILLE FARM | BRIDGE

RENVILLE ESTATES  
LIMITED



**STRUTT &  
PARKER**



2 St Margaret's Street . Canterbury  
Kent . CT1 2SL  
Tel. 01227 451123 . Fax. 01227 762509  
Email. [canterbury@struttandparker.co.uk](mailto:canterbury@struttandparker.co.uk)  
[www.struttandparker.com](http://www.struttandparker.com)

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2003

**OLD RENVILLE FARM  
BRIDGE  
Nr CANTERBURY**

A development of just six individual properties from Renville Estates, situated just outside the sought after village of Bridge.

<b>The Milking Parlour (Unit 1)</b>	<b>Guide Price</b>	<b>£625,000</b>
<b>East Barn (Unit 2)</b>	<b>Guide Price</b>	<b>£595,000</b>
<b>West Barn (Unit 3)</b>	<b>Guide Price</b>	<b>SOLD</b>
<b>The Stables (Unit 4)</b>	<b>Not Yet Released.</b>	
<b>Granary House (Unit 5)</b>	<b>Guide Price</b>	<b>£775,000</b>
<b>The Farmstead (Unit 6)</b>	<b>Guide Price</b>	<b>£785,000</b>

For further details, or for an appointment to visit the development, please contact either Karen Sharp or Karan Jarvis Keysell of Strutt & Parker on 01227 451123.

e-mail [karen.sharp@struttandparker.co.uk](mailto:karen.sharp@struttandparker.co.uk)

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06/2004



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<b>The Milking Parlour</b>	<b>(Unit 1)</b>	<b>SOLD</b>	
<b>East Barn</b>	<b>(Unit 2)</b>	<b>SOLD</b>	
<b>West Barn</b>	<b>(Unit 3)</b>	<b>SOLD</b>	
<b>The Stables</b>	<b>(Unit 4)</b>	<b>SOLD</b>	
<b>Granary House</b>	<b>(Unit 5)</b>	<b>Guide Price</b>	<b>£785,000</b>
<b>The Farmstead</b>	<b>(Unit 6)</b>	<b>RESERVED</b>	

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e-mail [karen.sharp@struttandparker.co.uk](mailto:karen.sharp@struttandparker.co.uk)

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