

**Willow Brook
69 HIGH STREET
Bridge**



£295,000 Freehold

A SUPERB GRADE II LISTED HOUSE IN THE CENTRE OF THE VILLAGE

Entrance Lobby, Shower room, Sitting room, Lounge, Dining room, Study, Fitted Kitchen,
3 Double Bedrooms, Bathroom. Small rear garden with bridge access to separate private garden.



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D.C. Venton FRICS

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Willow Brook is a Grade II listed property believed to be approximately 350 years old. The house has a number of period features including exposed timber framing and beams, an inglenook fireplace, leaded windows with oak sills, oak panelling, exposed brickwork and panelled doors with latches. The house is in immaculate decorative order and has been modernised to include gas central heating, a wood-burning stove, and a kitchen with an extensive range of limed oak fronted units. Bridge lies about 3 miles South-East of the Cathedral City of Canterbury and has an excellent range of amenities including newsagents, general store/mini supermarket, bakers, restaurant, primary school and public houses.

The Nailbourne, an intermittent stream, runs along the rear and bisects the rear garden which is joined by a footbridge.

The owners also include an adjoining **COMMERCIAL UNIT** is available by separate negotiation. This unit could be retained for its current use or, alternatively, subject to the necessary consents, be converted to an extension to the main house or redeveloped.

Accommodation *(with approximate measurements)*

Ground Floor

- | | |
|----------------|--|
| Entrance Lobby | With oak front door, meter cupboard, brick-lined display niche, wall light points, door to:- |
| Sitting Room | 14'3" x 11'3" (4.34m x 3.43m) with brick fireplace having display niches, 2 shelved display recesses, front leaded light bay window, wall half panelled in oak, double radiator, window seat, vertical timber post and opening to study. |
| Lounge | 14'6" x 11'8" (4.42m x 3.56m) with superb brick inglenook fireplace 6'8" x 2'8" (2.03m x 0.81m) with oak bressumer, exposed brickwork and built-in seats, solid fuel stove, front leaded light bay window, window seat, telephone point, wall light points, double radiator, opening to:- |
| Dining Room | 16'0" x 14'6" (4.88m x 4.42m) with leaded light front window, 2 leaded light side windows, wall light point, brick fireplace with tiled hearth and gas log-effect fire. |
| Study | 7'9" x 7'2" (2.36m x 2.18m) with walls half panelled in oak, double external casement doors, double radiator, panelled door with leaded insert leading to:- |
| Kitchen | 27'3" x 8'0" (8.31m x 2.44m) narrowing to 5'4" (1.63m), extensively fitted in a range of limed oak fronted units, 1½ bowl stainless steel sink, fitted fridge/freezer, wall cupboards with concealed lighting under, range of built-in storage cupboards, worktops with cupboards and drawers under, stable-type external rear door, double radiator, gas point, leaded light rear window, part tiled walls, inset spotlights, extractor hood, door with stairs to first floor, panelled door to side hall with external stable-type side door, leaded light side window, radiator, doors to dining room and:- |
| Shower Room | With New Team shower cubicle, pedestal basin and w.c. Stainless steel sink with cupboard and space under, tiled walls, wall light points, boiler cupboard housing gas-fired boiler supplying domestic hot water and central heating, double radiator. |

First Floor

- Landing With exposed timber framing and brickwork, radiator, built-in large linen cupboard, wall light points.
- Bedroom 1. 16'6" x 12'4" (5.03m x 3.76m) with leaded light double glazed front and side windows, double radiator, built-in cupboard.
- Bedroom 2. 14'8" x 12'2" (4.47m x 3.71m) with leaded light front window, brick fireplace with brick hearth, exposed brick wall with shelved display niche, beamed wall double radiator, storage recess.
- Bedroom 3. 11'6" maximum x 11'3" (3.51m x 3.43m) with leaded light double glazed front window, 2 fitted double wardrobes, radiator, built-in cupboard, shelved recess, access to loft space.
- Bathroom With bath having mixer tap and shower attachments, vanity basin with wooden surround and double cupboard under, w.c. Part tiled walls, radiator, built-in airing cupboard housing lagged hot water tank, wall light points.

Outside

The River Nailbourne runs across the rear garden dividing it into two parts. The garden immediately behind the property includes a paved patio, tree, well, outside tap, side access gate and brick-built detached Store 9'9" x 9' (2.97m x 2.74m) with power/light. The footbridge over the River Nailbourne leads to a triangular area of garden measuring about 110' maximum x 60' maximum width (33.53m x 18.29m) which is laid to lawn with trees and shrubs.

Agent's Note

(1) Adjoining the property is a **COMMERCIAL UNIT** which is in the same ownership and is let until approximately April 2001. It would provide an additional income to any potential purchaser. Subject to the usual consents, the unit could be converted into an extension to the main house or redeveloped. **This is available by separate negotiation.**

(2) 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 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.

Council Tax Rates payable 2000/2001. Band 'F' - £1188.83 (Verbal enquiry only of C C C)

Viewing Strictly by previous appointment through AMOS & DAWTON, Canterbury (01227) 454111. Open 7 days a week.

Date These particulars were prepared on 21 March 2000.

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 advisers. Please enquire for further information – without any obligation