

Canterbury

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STRUTT & PARKER



National Estate Agents

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Rural & Commercial Property Consultants

SPRING
1999

Willowbrook

Bridge, Nr. Canterbury, Kent

Canterbury 3 miles, Dover 12 miles



A most charming Grade II Listed
timber framed house in this
sought after village

Offers are invited in the region
of £295,000

Drawing room, dining room, sitting room, kitchen,
shower room/utility room

3 bedrooms, bathroom

Riverside gardens

About ¼ acre

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PROPERTY MISDESCRIPTIONS ACT

- (1) All measurements are approximate.
- (2) While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the agents, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property.

SITUATION

Bridge is one of the most sought after villages in the Canterbury area and is situated approximately 3 miles to the south east of the Cathedral City. The village has an extensive range of local facilities including a mini supermarket, post office/pharmacy, hairdresser, public houses, restaurant, doctor's surgery and a bakery. There is also a well regarded primary school in the village.

Canterbury has a full range of shopping and leisure facilities. There is an excellent range of schooling in both the private and public sector including The King's School, Kent College and St. Edmunds, and Simon Langton Grammar school for boys and girls and Barton Court mixed grammar school.

Bridge is on a regular bus route from Dover and Folkestone to Canterbury, and the A2 can be joined within ¾ mile providing access to the remaining southern motorway network.

The Channel Tunnel at Cheriton is approximately 14 miles away and the Channel Port of Dover is within 12 miles, both providing regular services to the Continent. The Eurostar can be joined at Ashford International Station (15 miles) and provides service to Paris, Lille and Brussels.

THE PROPERTY

Willowbrook is a Grade II Listed timber framed house believed to date from the 17th century. The property is tile hung from first floor with rendering beneath and a Kent peg tiled roof.

Internally there are a good number of period features including exposed timber framing and stud work, and an inglenook fireplace.

To the rear of the house is a delightful partly walled garden which has the River Nailbourne running through it. The Nailbourne is a seasonal stream and runs every few years.

The accommodation, which is arranged over two floors, is as follows:

(All measurements approximate)

GROUND FLOOR

Front door to:

Entrance Lobby with display niche, one wall light point, door to:

Drawing Room (SW) 14'9" x 11'9" (4.5m x 3.6m) with window seat, double radiator, massive inglenook fireplace with fitted log burner, television aerial point, telephone point, exposed ceiling timbers and stud work, four wall light points, door to:

Dining Room (SW & NW) 16'3" x 14'3" (5m x 4.3m) with brick fireplace with tiled hearth, double radiator, five wall light points, door to:

Rear Lobby (NW) with door to exterior, single radiator, door to kitchen and door to:

Shower Room/Utility Room (NW & SE) with plumbing for washing machine, double radiator, Newteam 1000 shower, low suite WC, pedestal wash hand basin, stainless steel single drainer sink unit, cupboard housing Ideal Mexico 2 gas fired boiler.

From the Dining Room, a door with glazed panel leads to:

Kitchen (NE) 17'9" x 7'9" (5.4m x 2.4m) with door to exterior, gas cooker point, stainless steel 1½ bowl sink unit, double radiator, telephone point, fitted with a comprehensive range of limed oak wall and floor units, plumbing for dish washer, door to Sitting Room and door to outside.

Sitting Room (SW & NE) 25' x 11'3" narrowing to 7' (7.6m x 3.4m narrowing to 2.1m) with two double radiators, exposed timber framing, brick fireplace with tiled hearth and display niches to either side, two alcoves with display shelves, window seat, panelling to dado height, French doors to garden.

FIRST FLOOR

From the Kitchen, a door conceals the staircase to the first floor which rises to the **First Floor Landing** with exposed brickwork, timber framing and stud work, single radiator, two wall light points, storage cupboard, door to:

Bedroom 1 (SW) 15' x 12'6" (4.6m x 3.8m) with exposed timber framing, brick fireplace with display alcove to one side, eaves storage cupboard, one wall light point, double radiator.

Bedroom 2 (SW) 11'6" x 11'3" (including wardrobes) (3.5m x 3.4m) with deep shelved hanging cupboard, former fireplace with display shelves and storage cupboard to one side, access to roof space.

Bedroom 3 (SW & NW) 16'6" x 12'9" (5m x 3.9m) with double radiator, deep storage cupboard.

Bathroom (NE) with low suite WC, panelled bath with mixer tap and shower attachment, wash basin inset in wooden unit, part tiled walls, airing cupboard housing lagged copper hot water tank.

OUTSIDE

The gardens are a most delightful feature of the property and are mainly laid to lawn with a wide selection of herbaceous, rose and shrub borders. Immediately to the rear of the house is a paved terraced area and a raised area of lawn with climbing plants along the adjacent wall. **Garden Shed** (11' x 9'/3.4m x 2.7m) with power and light, brick built with tiled roof and a loft area.

The River Nailbourne runs along the edge of this area and there is a further paved area with a bridge leading over to the main garden. This garden is partly walled with an interesting selection of specimen trees including cherry, weeping willow, copper beech, silver birch, corkscrew willow and some apple trees and a vegetable garden. An aluminium framed **Greenhouse** and wooden **Garden Shed** can be found in this part of the garden.

SERVICES

Mains gas, electricity, drainage and water.

ASSESSMENTS

Council Tax 1999/00 Band F. Canterbury City Council. Post Code CT4 5LB

NOTE

All items normally known as tenants fixtures and fittings are excluded from the sale. However, certain items may be available in addition by separate negotiation.

Electrical and other appliances mentioned in the sales particulars have not been tested by the Agent, therefore prospective purchasers must satisfy themselves as to their working order.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

VIEWING

Strictly by appointment through the sole agents, Strutt & Parker's Canterbury office, who are open Monday to Friday between 9.00 am and 5.30 pm, and on Saturday between 9.00 am and 1.00 pm.

If you are uncertain about any aspects prior to your inspection, please contact us in order to avoid a wasted journey.

DIRECTIONS

From Canterbury take the A2 towards Dover. Follow the signs to Bridge and once in the village Willowbrook will be found on the left hand side just before Skippers Restaurant.

See location plans attached.

REFERENCE

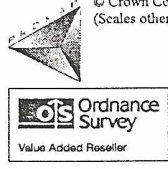
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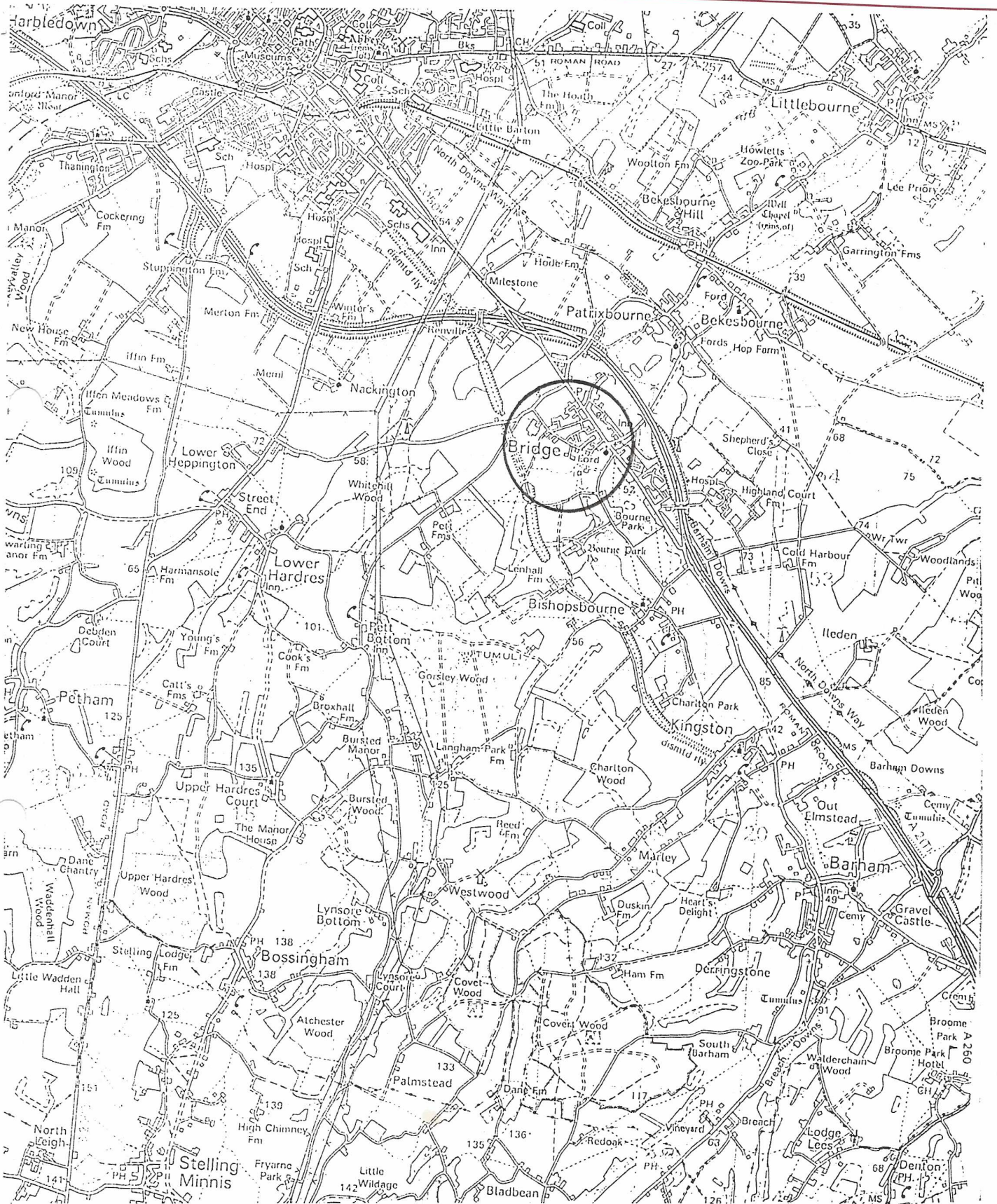
AUGUST 1999



Bridge

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 (Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.





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**Willowbrook
Bridge, Nr. Canterbury, Kent**

Scale: **1:50,000**

Date: **1999**