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1999

WILLOW BROOK • BRIDGE • KENT



WILLOW BROOK

69 High Street, Bridge, Nr. Canterbury, Kent, CT4 5LB

A GRADE II LISTED RESIDENCE WITHIN THE CENTRE OF THE
VILLAGE OF BRIDGE FEATURING A NUMBER OF FEATURES AND
INCLUDING A COMMERCIAL UNIT OF APPROXIMATELY 1,156 SQUARE FEET

Entrance Hall, Sitting Room, Dining Room, Kitchen, Side Lobby,
Shower Room, Study Area, Family Room,
First Floor Landing, Three Bedrooms, Bathroom,
Rear Garden, Commercial Unit of Approx. 1,156 Square Feet

PRICE: £ 365,000

THE PROPERTY *Willow Brook* is a Grade II Listed property believed to be approximately three hundred and fifty years old. The house includes a number of features including exposed timber framing and beams, an inglenook fireplace, leaded windows with oak sills, oak panelling, exposed brickwork and panelled doors with latches. Modern comforts are catered for with gas central heating, a wood burning stove and a kitchen with an extensive range of limed oak fronted units. The house is situated in the centre of Bridge with the river Nailbourne running along the north boundary dissecting the rear garden which is joined by a footbridge. The gardens are estimated to be in the region of two thirds of an acre with a brick outbuilding and walled boundaries.

In addition, the vendors are also including in the sale number seventy one, High Street which is an adjoining commercial unit of approximately one thousand, one hundred and fifty six square feet which is currently let for eighteen months. This unit can either be retained for its current use or alternatively, subject to the necessary consents be turned into extension to the main house or alternatively a development site.

LOCATION Bridge is situated to the south of Canterbury with excellent access to the A2 both north and south. Bridge also provides a good range of local amenities including public houses, newsagents, general store, bakers, surgery, dentist, Skippers restaurant and primary school.

ACCOMMODATION

(with approximate measurements)

Entrance Hall Oak front entrance door. Brick lined display niche. Oak framed panelled door with latch to:

Sitting Room 14'6 x 12'. Inglenook fireplace with oak bressumer and exposed brickwork with built-in seats. Leaded bay window to front with fitted seat. Double radiator. Wall light points. Beamed ceiling.

Dining Room 16'6 x 14'8. Leaded window to front and two leaded windows to side. Small brick edged fireplace with quarry tiled hearth and gas log effect fire. Exposed beams. Double radiator.

Kitchen 27'10 x 7'10. Extensively fitted in a range of limed oak fronted units. Inset single drainer one and a half bowl sink unit. Plumbing for dishwasher. Gas point. Integral and ducted cooker hood. Co-ordinated tiling to all units and work surfaces. Leaded window to rear. Downlighters. Radiator. Exposed beams. Stable door to rear garden. Door to:

Side Lobby Stable door to side path. Leaded window to side. Radiator.

Shower Room Fully tiled with shower cubicle and independent electric shower fitting. Pedestal wash hand basin. Low level wc. Sink unit with plumbing for washing machine and cupboard under. Two secondary double glazed windows. Built-in cupboard housing gas boiler for hot water and central heating. Extractor fan. Radiator.

Study Area 9'6" x 7'2". Double doors to rear garden. Walls half panelled in oak. Double radiator. Step down to:

Family Room 16' x 11'5". Brick fireplace. Leaded bay window to front with seat. Wall half panelled in oak. Beamed ceiling. Shelved recess. Double radiator. Oak panelled door with coloured leaded insert leading to entrance hall.

First Floor Landing Exposed timber framing and brickwork. Radiator. Built-in cupboard.

Bedroom 1 15' x 12'6". Exposed brickwork to chimney breast with oak beam and shelved recesses. Exposed timber framing and beams. Secondary double glazed leaded window to front. Recess into eaves.

Bedroom 2 15'8" x 12'9". Two secondary double glazed leaded windows to front and one to side. Walk-in cupboard. Radiator.

Bedroom 3 11'6" x 11'4". Secondary double glazed leaded window to front. Walk-in cupboard. Fitted wardrobes. Small built-in cupboard. Wood trimmed recess. Access to loft with light.

Bathroom Fitted in white suite with a wood panelled bath, vanity wash basin in a wooden stand and low level wc. All walls half tiled. Sealed unit double glazed leaded window to rear. Built-in airing cupboard with hot water cylinder. Radiator.

EXTERIOR

Rear Garden Divided by the River Nailbourne. Garden immediately behind the property includes a paved patio area and pathways, a brick edged lawned area, brick built store shed with pitched and tiled roof (believed to be the former harness room), cold water tap and pathway to the side leading to the High Street. The footbridge over the River Nailbourne leads to a triangular garden laid mainly to lawn and walled on two sides. There is also a vegetable plot and a variety of shrubs and trees.

Agents Note The vendors are including in the sale the adjoining property, seventy one, High Street, Bridge which is a commercial unit of approximately one thousand, one hundred and fifty six square feet and is let until approximately April, 2001 which would provide an additional income to any potential purchaser. In addition subject to the required consents, the unit could either be converted into an extension to the main house or used as a development site.

Directions From the M2 motorway proceed to the end (Junction 7) and follow the A2 towards Canterbury and Dover. After by-passing Canterbury take the exit signposted to Bridge, Littlebourne and Howletts Zoo. At the top of the exit turn right and follow the road into the village of Bridge. Willow Brook will be found along the High Street denoted by our for sale board.

VIEWING

By appointment with **Ward & Partners**, 32 St Margarets Street, Canterbury, Kent - Telephone 01227 766669 / **Exclusive Homes**, 23 Watling Street, Canterbury, Kent - Telephone 01227 767699

www.ExclusiveHomes.co.uk

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