



SPRING
1999

Browns

**A SUBSTANTIAL GRADE 11 LISTED PERIOD VILLAGE
PROPERTY WITH BOTH LIVING ACCOMMODATION
AND BUSINESS USE POTENTIAL.**



**52 HIGH STREET, BRIDGE,
CANTERBURY, KENT CT4 5JZ**

PRICE : £149,950 FREEHOLD



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OPEN
7
DAYS



ACCOMMODATION IN BRIEF

3 MAIN RECEPTION ROOMS, KITCHEN, GARDEN ROOM,
VARIOUS STORE ROOMS, SHOWER/CLOAKROOM,
3 FIRST FLOOR ROOMS, 2ND FLOOR ATTIC BEDROOM.
LOWER GROUND FLOOR WITH LARGE GAMES ROOM/STORAGE AREA.
GAS CENTRAL HEATING, PRETTY GARDENS EXTENDING TO THE REAR.
PARKING FOR 2 -3 VEHICLES.

SITUATION

In the heart of this popular and bustling village part of a Conservation area and handy for a wide variety of local amenities including Shops, Post Office, Stores, Garage, Dr's Surgery, Church, various Restaurants and Pubs etc. A bus service runs to the Cathedral city of Canterbury which offers excellent shopping, recreational and educational facilities including main line train services to London. Access onto the M2/A2 is only a short distance. Bridge is surrounded by countryside recognised for its particular scenic beauty over which there is a wealth of walks and rides.

DESCRIPTION AND CONSTRUCTION

This character property listed Grade 11 of Architectural and Historical Interest is believed to date back to the 18th century and has colour washed brick elevations under a slate tiled roof. The property has included a number of business uses in the past and offers adaptable accommodation which more recently has been used by the present owner to run a small health screening practice and is considered eminently suitable for a variety of purposes within this field, subject of course, to any necessary and relevant planning consents that may be required. This substantial house in its own right would easily adapt to a sizeable family home with minimum expenditure and is well worthy of further investigation and especially an internal viewing to fully appreciate the many unusual features and character of the property.



THE ACCOMMODATION

GROUND FLOOR

- ENTRANCE HALL** With parquet flooring.
- FRONT RECEPTION ROOM 1** Approx. 13'3 x 10' A former shop and having recently been used as a surgery. Fitted with a single drainer stainless steel sink unit, further bulkhead base unit with cupboards beneath and marble top, door to:-
- LARGE WALK-IN STORE ROOM** Approx. 10'6 x 5'4
- 2nd RECEPTION ROOM** Approx. 13' x 8'4 Fireplace at present sealed, adjacent built-in cupboards.
- MIDDLE RECEPTION ROOM** Approx. 18' x 10'8 with open fireplace having solid fuel cast iron pot belly stove.
- KITCHEN** Approx. 14' x 10'4 Range of fitted base and wall units, work surfaces 1 and ¼ bowl stainless steel sink unit, plumbing for washing machine, pine cladding in part to walls and ceiling. Copper canopy housing extractor, wall mounted gas fired boiler for domestic hot water and central heating system.
- GARDEN ROOM** Approx. 10'10 x 4'3 with quarry tiled floor. Polycarbonate sheeted roof. Double French doors leading to further covered area which opens into the garden.
- INNER HALLWAY** Extends to rear hall, these areas include two former changing rooms/stores, a **shower room** with fitted instant electric shower and quarry tiled floor.
- CLOAKROOM** With wash hand basin and low level w.c. Separate access to the rear.
- ### LOWER GROUND FLOOR
- Approx. 17'6 x 14'4 Heavily beamed ceiling, ideal games room, hobbies area etc.
- ### FIRST FLOOR
- ROOM 1** Approx. 12'9 x 9'9 with wash hand basin, airing cupboard with hot tank and fitted immersion heater, fireplace and surround with fitted ducks nest grate.
- ROOM 2** Approx. 12'2 max. x 10'7 Fireplace and surround, fitted ducks nest grate. Wash hand basin.



ROOM 3

Approx. 12'10 x 12'8 Double aspect windows. Victorian fireplace and surround with tiled inserts, flanked by built-in cupboards, the upper one having a glazed panelled door.

BATHROOM

With panelled bath, electric shower, low level w.c., pedestal wash hand basin, part tiled walls.

SECOND FLOOR

ATTIC BEDROOM Approx. 13'10 x 13'2 sloping ceilings.

OUTSIDE

GARDENS

To the front there is a covered storage area to one side. The main gardens are to the rear enclosed and sheltered by high fencing and a brick wall, being down to lawns with herbaceous beds, paths, a herb garden, shrubs etc. There is a good size garden SHED and rear access.

PARKING

There is a parking area to the rear of the property for 2 – 3 vehicles.

SERVICES

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX BAND 'B'

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NB THE MENTION OF ANY APPLIANCES AND/OR SERVICES WITHIN THESE PARTICULARS DOES NOT IMPLY THEY ARE IN FULL OR EFFICIENT WORKING ORDER.

