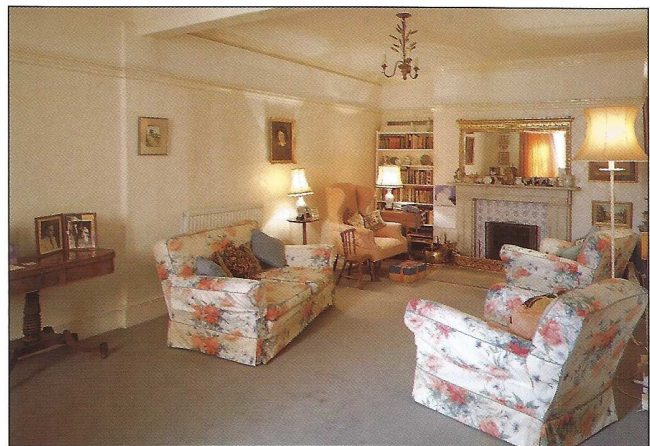
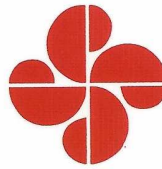


# STRUTT & PARKER



24, High Street  
Bridge  
Kent

## Canterbury

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Canterbury Kent CT1 2TP  
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Banchory Builth Wells Chelmsford Chester Edinburgh Exeter  
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Morpeth Newbury Northallerton Norwich St Albans Salisbury  
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National Estate Agents  
Chartered Surveyors  
Rural & Commercial Property Consultants

An elegant double fronted  
Georgian village house with  
adaptable accommodation

## 24 High Street

Bridge, Nr. Canterbury, Kent  
Canterbury 3 miles, A2 ¾ mile

Hall, dining room, sitting room, drawing room,  
butler's pantry, sun room, kitchen, breakfast room,  
former surgery, waiting room, cellars.

5 Bedrooms, 2 bathrooms (1 en suite).

Coach house, double garage.

Partly walled gardens.

About ½ acre.

Offers are invited in the region  
of £300,000

SPRING  
1999

## PROFESSIONAL SERVICES INCLUDE:

The sale, purchase and letting of Country Houses,  
Farms and Estates

The sale, purchase and letting of Houses and Flats in  
Central London

Valuation - Agricultural and Residential Property

Investment in Agricultural Land and all types of Property

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Tax and Financial Planning

The sale, purchase and valuation of all types of  
Commercial and Industrial Property

Office Lettings and Relocation

## IMPORTANT NOTICE

Strutt & Parker for themselves and for the  
Vendors or Lessors of this Property whose  
agents they are give notice that:

- (1) the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items; prospective purchasers and lessees ought to seek their own professional advice;
- (2) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) no person in the employment of Strutt & Parker has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the Vendor;
- (4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

## 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 ¼ 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

24 High Street is a semi-detached Grade II Listed Georgian house which is believed to date from the early 19th century. The property is of brick construction with painted mathematical tiling beneath a slate roof and has been extended to the left to provide useful extra accommodation, which was formerly used as a doctor's surgery by the family of the current owners.

To the rear of the property is a useful brick built two storey coach house providing two stables, garaging and storage.

The partly walled garden has a variety of trees and the gardens provide an extremely private setting for the house.

Internally, the property retains many of its original period features including ornate moulded ceilings and coving, sash windows and carved door frames.

The property has been in the same family ownership for about sixty years and is now in need of some updating and modernisation.

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

(All measurements approximate)

## GROUND FLOOR

Panelled front door with semi-circular fanlight over to:

**Entrance Hall** with cornice and ornate plaster ceiling, picture rail, single radiator, door to:

**Dining Room** (NE) 14'9" x 14' (4.5m x 4.3m) with cast iron fireplace with Delft tile surround and marble slips and mantel, connecting door to drawing room, double radiator, picture rail, corning.

**Sitting Room** (SE) 9' x 8'6" (2.7m x 2.6m) with double radiator, connecting door to former surgery.

**Butler's Pantry** 8'3" x 3'6" (2.5m x 1.1m) with deep shelving and sink.

**Drawing Room** (SW) 24' x 15'3" narrowing to 11'6" (7.3m x 4.6m narrowing to 3.5m) with one double radiator, one cast iron radiator, fireplace with tiled surround and marble slips and hearth, picture rail, reeded cornice, secondary glazed double doors to:

**Sun Room** (SW & NW) 15'3" x 9'6" (4.6m x 2.9m) with sealed unit double glazed doors to garden.

From the Hall, a door leads to:

**Breakfast Room** (SE) 13'3" x 12'9" (4m x 3.9m) with fitted pine dresser and cupboard, fireplace housing gas fired boiler with deep storage cupboards to one side, single radiator, glass door to:

**Kitchen** 12' x 8'6"(max) (3.7m x 2.6m) with skylight, part tiled walls, gas cooker point, range of wall and floor units, double bowl stainless steel sink unit, plumbing for washing machine and dish washer, copper hot water cylinder and immersion heater, door to exterior.

**Porch with Outside WC** with high level WC.

From the hall, a door leads down to:

**Cellars** (27'6" x 18'9"/8.4m x 5.7m) which are divided into several partitioned areas.

From the Sitting Room, a door leads to:

**Former Surgery** (NE) 14' x 8'9" (4.3m x 2.7m) with fitted cupboard, wash hand basin, door to:

**Waiting Room** (SW) 11'9" x 11'9" (3.6m x 3.6m) with door to garden with access to the Street via a gate.

## FIRST FLOOR

From the Hall, stairs rise in a gentle flight to the **First Floor Landing** with single radiator, deep hanging cupboard, door to:

**Bedroom 1** (NE) 14'9" x 12'6" (4.5m x 3.8m) with double radiator, deep shelved hanging cupboard, fireplace (blocked).

**Bedroom 2** (NE) 13'6" (max) x 12'6"(max) (4.1m x 3.8m) with double radiator, cast iron ducksnest fireplace with wooden mantel over, fitted cupboards, door to Bedroom 3.

**Bedroom 3** (SW) 12' x 12' (3.7m x 3.7m) with wash basin, double radiator, fitted hanging cupboard.

**Bathroom 1** (SE) with pedestal wash hand basin, low suite WC, panelled bath with mixer taps and shower attachment, cast iron radiator, linen cupboard.

**Bedroom 4** (SE) 13' x 11'3" (4m x 3.4m) with cast iron fireplace with wooden carved pilaster surround and mantel, double radiator, fitted cupboards, door to:

**En Suite Bathroom** (SE) with panelled bath, wash hand basin, low suite WC.

**Bedroom 5** (SW) 11'6" x 11'6" (3.5m x 3.5m) with wash hand basin, fitted electric radiator, fitted cupboards, fireplace (blocked) with wooden surround and dentil cornice below mantel.

## THE COACH HOUSE

The Coach House consists of a corrugated iron **Double Garage** (21' x 14'6.4m x 4.3m external) with automatic up and over door.

**The Coach House** (28' x 16'8.5m x 4.9m) built beneath a slate roof. Corrugated lean-to in the garden.

## THE GARDENS

The gardens are a delightful feature of the property and are mainly laid to lawn with a wide selection of herbaceous and shrub borders. To the side of the house is an area of vegetable garden including a large asparagus bed with a walnut tree.

There is a good selection of specimen trees including providing shelter and privacy to the garden.

There is an area with apples trees and an aluminium framed **Greenhouse** and two timber **Sheds** (in need of renovation).

The total garden extends to just under ½ an acre.

#### **SERVICES**

Mains gas, electricity, drainage and water.

#### **ASSESSMENTS**

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

#### **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.

#### **PLANNING**

There is to be a development uplift clause in favour of the vendor over part of the garden. Further details are available from the Agents.

#### **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' 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 24 High Street will be found on the right hand side after the post office.

See location plans attached.

#### **REFERENCE**

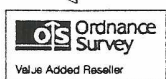
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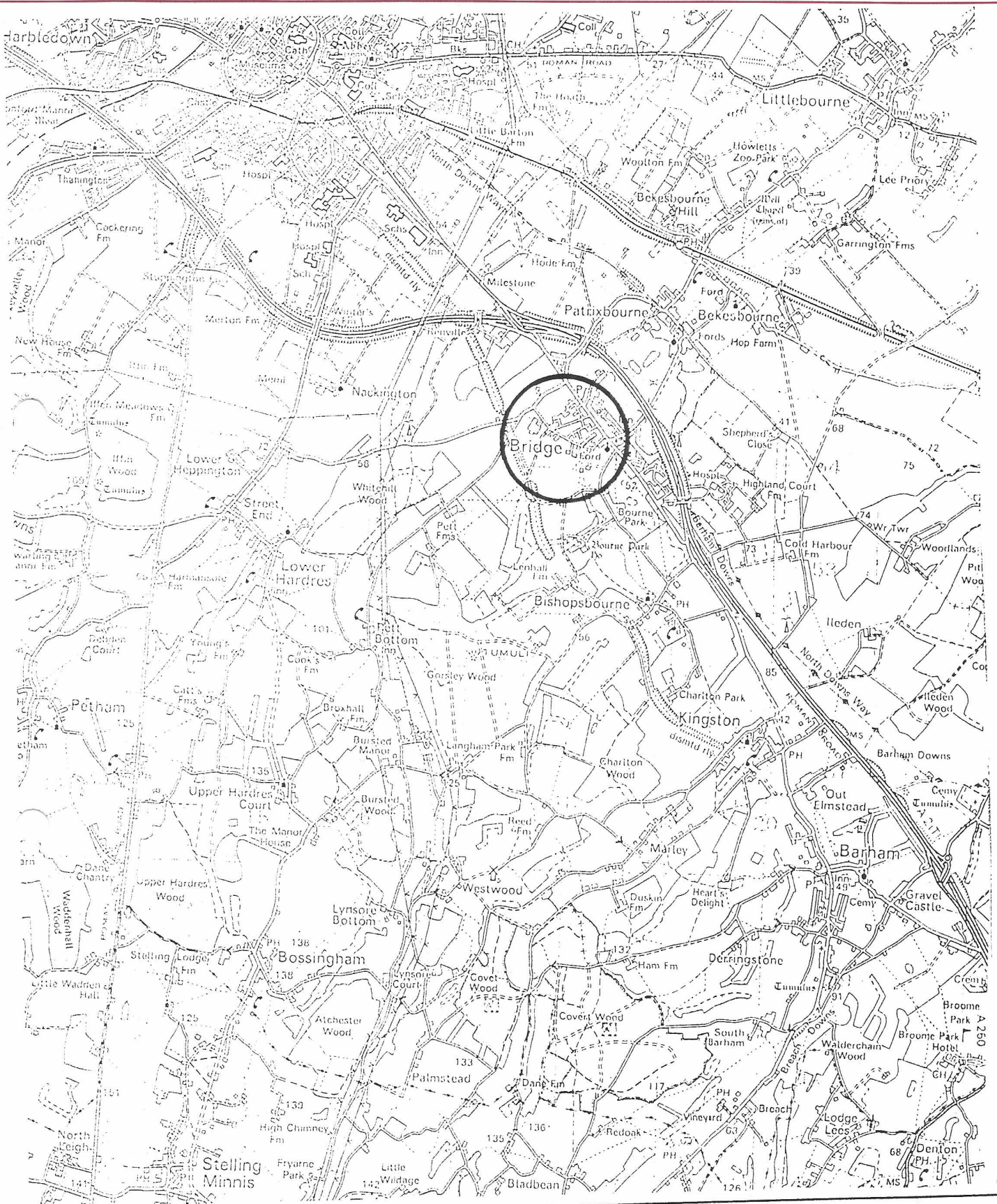
JULY 1999



24, High Street,  
 Bridge,  
 Kent. CT4 5JZ

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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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24, High Street,  
Bridge

Scale: **1:50,000**      Date: **8.99**

**STRUTT & PARKER** 

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