

**'Sunnyside'**  
**2 DERING ROAD**  
**Bridge**



A SUPERB DETACHED PERIOD HOUSE  
IN A PLOT OF JUST UNDER HALF AN ACRE  
ON THE OUTSKIRTS OF THIS DELIGHTFUL VILLAGE

Cellar, Lounge, Sitting room, Dining room, Study, Fitted Kitchen/Breakfast room,  
4 Bedrooms, Bathroom. Gas central heating to most rooms. Large plot of just under half an acre.  
Detached double garage. Large workshop.

**£295,000 freehold**

Bridge is an attractive bypassed village that lies at the head of the Elham Valley in beautiful rolling downland countryside. The village offers an unusually wide range of local shops including a baker, butchers, chemist, small supermarket etc. and includes 3 public houses, a fine ancient church, primary school, recreation ground with tennis club and other amenities. A full range of amenities are available in the Cathedral City of Canterbury, about 3 miles, and the channel tunnel and coast at Dover are just under 12 miles. There is easy access nearby onto the A2/M2 to London.

'Sunnyside' is a superb detached period house with two inglenook fireplaces, some stripped pine doors, some ceiling beams, and an excellent plot of just under half an acre.



**Chartered Surveyors. Auctioneers. Valuers. Estate Agents**

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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of any contract. Should the property be found to be sold, let or withdrawn Messrs. Amos & Dawton will not accept responsibility for any expense or loss thereby incurred.

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## Accommodation (with approximate measurements)

### Ground Floor

Sitting Room 16'4" maximum x 13'8" (4.98m x 4.17m) with front door and inner door. Brick inglenook fireplace 6'2" x 3'0" (1.88m x 0.91m), double radiator, wall light points, front bay window, television point, ceiling beams, central pillar and openings either side to:-

Lounge 13'4" x 9'8" (4.06m x 2.95m) with front window, radiator, wall light points, gas fire, arched recess with cupboards under, doors to study and to:-

Dining Room



15'6" x 13'8"  
(4.72m x 4.17m)  
with brick inglenook  
fireplace 6'0" x 3'0"  
(1.83m x 0.91m),  
ceiling beams,  
external rear door,  
double radiator, rear  
window, door with 2  
steps down to:-

Cellar 9'9" x 8'8" (2.97m x 2.64m).

Study 15'0" x 8'10" (4.57m x 2.69m) with side and rear windows, external side door, double radiator, ceiling beams, door with stairs to first floor, door to bathroom.

Fitted Kitchen/  
Breakfast Room 17'4" x 6'9" (5.28m x 2.06m) fitted with split-level Phillips Whirlpool oven, Phillips Whirlpool ceramic hob with cupboards and drawers under, Wrighton dishwasher, extractor hood, double drainer stainless steel sink unit with cupboard, drawers and space under, 2 striplights, telephone point, side window, wall cupboards, radiator, understairs recess.

Bathroom with bath, pedestal basin, w.c. Radiator, part tiled walls, striplight, Aqualisa shower cubicle, built-in airing cupboard housing lagged hot water tank.

### First Floor

Landing with stairs to second floor, side recess with dormer window.

Bedroom 1. 13'6" x 13'0" (4.11m x 3.96m) with front window, radiator.

Bedroom 2. 13'2" x 13'0" (4.01m x 3.96m) with access into side storage cupboard, rear window, telephone point, wall recess with display shelf, door to Wardrobe/passage: 6'10" x 5'4" (2.08m x 1.63m) with access to one of the bedrooms. Radiator.

Bedroom 3. 13'4" x 10'9" (4.06m x 3.28m) with front window and radiator.

## Second Floor

Landing with access to loft space.

Bedroom 4. 12'6" x 11'4" (3.81m x 3.45m) [This room is partly gartted with 5'10" (1.78m) maximum head height]. Side window.



## Outside

One of the main features of the property is its superb plot which overall measures 170' depth x 110' wide (51.82m x 33.53m) approximately 0.43 of an acre.

Most of the garden lies to the rear and is beautifully landscaped being laid to lawn with shrubs, flower borders, vegetable plot, fruit trees, greenhouse with power, and large concrete base, side paved patio. There is also a large **Workshop** measuring 20' x 17' (6.10m x 5.18m) [ external measurements] with power/light.

At the front of the plot there is a detached **Double Garage** 20' x 19' (6.10m x 5.79m) with 2 metal up and over doors, power/light, side and rear windows.

**Agent's Note** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. 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.

**Council Tax** Band 'G'. (Verbal enquiry only)

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

**Date** These particulars were prepared on 14th May 1998.

## 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 whatsoever.