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CALCUTT
MACLEAN
STANDEN

**Lynton House
High Street
Bridge
Near Canterbury
Kent CT4 5AR**



**An attractive and good sized 18th century family house,
with separate studio flat and a walled garden,
within the Conservation Area of a well served village.**

CALCUTT MACLEAN STANDEN
CHARTERED SURVEYORS ESTATE AGENTS
150 BRIDGE STREET WYE ASHFORD KENT TN25 5DP
WEST KENT OFFICE CRANBROOK
MAYFAIR OFFICE 36 NORTH AUDLEY STREET LONDON W1Y 1WG

01233 812060



LYNTON HOUSE

Hall, drawing room, sitting room, dining room, kitchen/breakfast room, cloakroom, utility room, 5 bedrooms and 3 bathrooms (two en-suite).

Small flat with bed/sitting room, kitchen and bathroom.

Parking, garaging and storage area. Attractive garden.

Price Guide: £315,000 Freehold

The Photographs

The main photograph shows the side and back of the house, taken from the garden, with the smaller photographs showing the drawing room and the front of the house and adjoining flat, taken from the churchyard on the other side of the road.

Situation

The property is situated within the Conservation Area of the well served village of Bridge, with its choice of local shops and amenities. The cathedral city of Canterbury provides an excellent shopping centre, recreational opportunities, choice of schools and other facilities. There are mainline railway stations at Bekesbourne, Canterbury and Faversham. The house is well placed for access to the A2/M2 and, for cross-Channel services, the ports of Dover and Folkestone, Le Shuttle terminal at Cheriton and the International Passenger station for Eurostar services at Ashford are all within easy reach.

* Bekesbourne Station 2 miles

* Canterbury 3 miles * Faversham 13 miles

* Le Shuttle 16 miles

Description

Lynton House is reached off Patricbourne Road by a private access, over which it has a right of way, leading to the parking and turning area to the back of the house. Fronting onto the street and opposite the church, it is listed (Grade II) as dating from the mid to late 18th century, with elevations that are of painted brick and stuccoed front, under a predominantly tiled roof. Inside, the house has appreciable character, with well proportioned and good sized rooms, including an attractive drawing room which opens up into the sitting room, separated by double doors. It has been the family home of the owner for the last 23 years and, whilst in need of general updating, it provides a comfortable home in a convenient situation. With a largely wall enclosed garden and the advantage of an additional flat, the

accommodation is on two floors and comprises:

Ground Floor

From the path to the side of the house, part glazed double doors, with panelled entrance door, lead to:

Sitting Room (SE & SW) about 15'0" x 13'6" with secondary double glazing, open fireplace with stone hearth and pine surround and mantel, corner cupboard with display top and book shelves, deep skirting, moulded cornice, panelled door to hall and panelled double doors to:

Drawing Room (NE) about 21'3" into bay x 13'9" with open fireplace having marble hearth and slips and white painted Adam style surround, points for two wall lights, rounded bay with folding shutters, deep skirting, moulded cornice and panelled door to:

Hall (NE & SW) with secondary double glazing, picture rail, staircase to first floor, part glazed double doors with stained glass slips and semi-circular fan light over and half glazed doors to dining room, side landing and

Kitchen/Breakfast Room (NE) about 13'6" x 13'0" with quarry tiled floor, L-shaped range of units comprising worktops, having cupboards and drawers under and wall cupboards over, inset double stainless steel sink unit with mixer tap, gas fired four oven Aga in tiled recess, inset ceiling lights, door to walk-in larder with shelving and further doors to outside and utility room.

From the hall, a further panelled door leads to:

Dining Room (SW) about 13'3" x 13'0" with points for three wall lights, secondary glazing and opening to walk-in shelved area providing space for china and glass. Sliding glazed door to:

Side Landing with part glazed door back to hall, door

IMPORTANT NOTE

Messrs Calcutt Maclean Standen for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions (including photographs), dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and 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;

- (iii) no person in the employment of Messrs Calcutt Maclean Standen has any authority to make or give any representation or warranty whatever in relation to this property.

Whilst these particulars are intended to give a fair overall description of the property, anybody reading them should note the following:

- (i) nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working

concealing staircase to cellar, doors to boiler room and garaging, separate WC and

Utility Room (NW) with power point and plumbing for washing machine and part glazed door to larder.

First Floor

Reached from the hall by a staircase in one flight, with white painted balusters and polished handrail, leading to:

Landing (NE) on two levels with small matching balustrade, having built-in cupboard, sash window with stained glass feature and doors to:

Bedroom 1 (SE) about 16'3" x 14'0" with panelled over fireplace, having white painted surround and mantel, and door to:

From the first part of the landing, two steps lead to the upper part with doors to:

Bathroom 2 (SE) about 14'0" x 6'3" with panelled bath, basin, low level WC and fitted wardrobe cupboards with store cupboards over.

Bedroom 4 (NE) about 14'9" into bay x 14'0" with picture rail and attractive rounded bay.

Principal Bedroom Suite comprising:

Bedroom 5 (NE) about 13'6" x 13'0" with cast iron fireplace having with raised basket grate and white painted surround and mantel, flanked to one side by shallow hanging cupboard and with steps down to:

Bathroom 3 (NW) with panelled bath, basin, low



Bathroom 1 (SE) with panelled bath having hand spray mixer tap, pedestal wash handbasin, low level WC and communicating door to:

Bedroom 2 (SE) about 13'3" x 13'0" with panelled over fireplace, having white painted surround and mantel, picture rail and door to:

Bedroom 3 (NW) about 11'3" min x 10'0" with built in cupboards and door back to landing.

level WC, Dimplex electric wall heater and door to small box-room (NW).

Outside

Attached to the northern end of the house and reached from the side hall, there is an additional area of storage and **garaging**. It also contains the **boiler room**, housing the Potterton Kingfisher gas fired boiler for central heating and domestic hot water.

order. The mains services, various electrical or gas appliances and fixtures referred to in these sale particulars have not been tested.

- (ii) any photographs show only a part of the property and no assumptions should be made that the property remains precisely as displayed in the photographs nor in respect of any parts of the property which are not shown.
- (iii) any distances, measurements or areas referred to herein are approximate.
- (iv) where mention is made of any alterations or of a particular use that is made of any part of the property, this is not intended to be a statement that any necessary planning,

building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion. Please contact Messrs Calcutt Maclean Standen if there are any points of particular importance you wish clarified, especially if you are travelling some distance to view the property.

The Flat

This is situated above the garage, being reached from the parking forecourt by a flight of stairs leading to:

Landing with doors to bathroom and

Kitchen (NE) about 13'3" max narrowing to 10'6" x 9'6" with worktop having space for low refrigerator under, enamelled sink unit with single drainer, space for gas cooker, matchboarded walls, sloping ceilings and door to:

Bed/Sitting Room (NE & SW) about 17'9" x 15'9" excluding two window seats, with matchboarding to half height, fireplace with white painted surround and mantel, fitted cupboard and sloping ceiling.

Off the small landing, a further door leads to:

magnolia on the south eastern corner of the house and climbing plants include wisteria and honeysuckle. A path leads round the house and there is a gate giving direct access onto the High Street.

Note

The fitted carpets and curtains, together with the fixtures and fittings not mentioned in the particulars, are excluded from the sale, but may be available to a purchaser by separate negotiation, if required.

General Information

Services Mains water, electricity, gas and drainage. Gas fired central heating and domestic hot water system (not tested).

Local Authority Canterbury City Council (01227) 763763. **Council Tax** Band G.



Bathroom with panelled bath, hand basin, low level WC and sloping matchboarded ceiling.

The Garden

This is an attractive feature of the property, lying mainly to the south and east of the house. Divided into different areas, it is predominantly brick wall and close boarded fencing enclosed, being laid to lawn, with flower beds, roses, fruit trees, cob-nuts and a variety of ornamental and flowering trees and shrubs. There is a fine mature

Viewing Arrangements

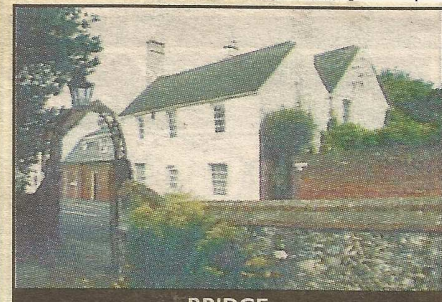
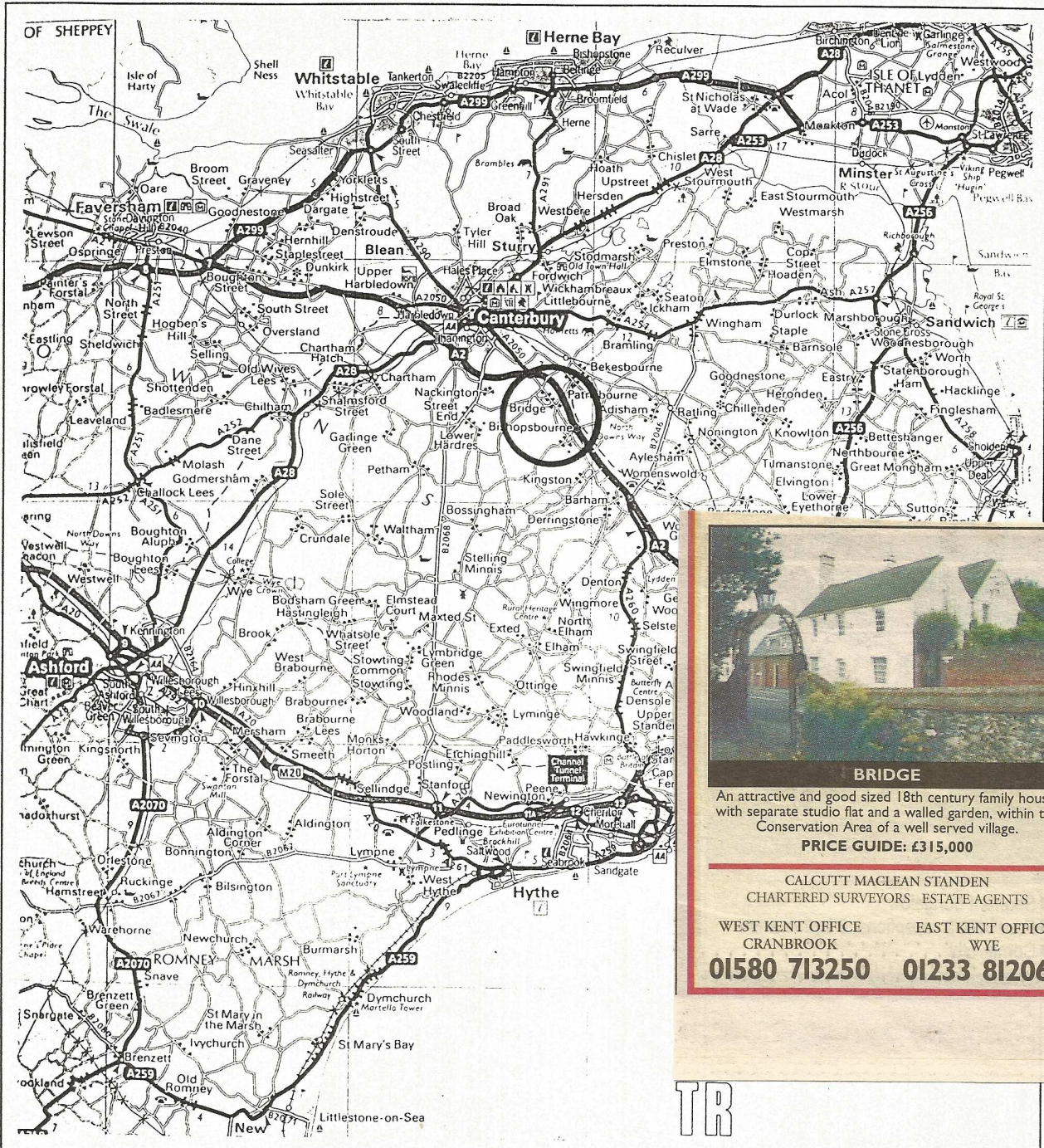
Strictly by appointment through Calcutt Maclean Standen on (01233) 812060.

Directions

From the A2 south east of Canterbury, follow signs to Bridge. Drive down the hill and the property will be found at the south eastern end of the High Street, just before it becomes Bridge Hill, opposite the church. The name of the property and its number (83) are shown on the wall.



Lynton House, High Street, Bridge, Near Canterbury, Kent, CT4 5AR



BRIDGE

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PRICE GUIDE: £315,000

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WEST KENT OFFICE
CRANBROOK

EAST KENT OFFICE
WYE

01580 713250

01233 812060

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To be read in conjunction with particulars for Lynton House, Bridge.

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