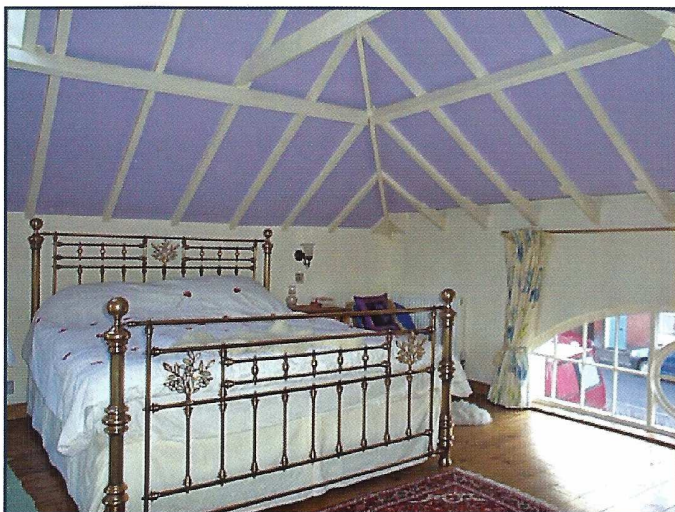




65 HIGH STREET, Bridge, Canterbury, Kent



MAY 2002

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Bridge, Canterbury, Kent

AN INTERESTING CONVERSION OF A FORMER COACH HOUSE AND ADJOINING PROPERTY TO FORM AN IMAGINATIVE AND UNIQUE HOME.

Sitting Room, Playroom, Kitchen/Breakfast Room, Dining Room, Utility & Store Room, Cloakroom, Master Bedroom Suite with En-Suite Bathroom, Three Further Bedrooms, Family Bathroom, Integral Garage.

PRICE: £315,000

THE PROPERTY

An interesting conversion of a former Coach House and adjoining property to form an imaginative and unique home. A particular feature of the Grade II Listed property is the master bedroom. Formed from the loft in the original Coach House, the room includes windows of differing shapes and sizes and an en-suite facility which includes an ornate slipper bath complimented by a shower cubicle complete with double tray and chrome shower head and a wall mounted wash basin with ornate apron. The ground floor accommodation centres around a true family kitchen and breakfast room leading to the dining room, playroom and cloakroom. In addition, there is a more formal sitting room to the front of the property with a bay window and fitted seat. The accommodation is arranged over three floors, with a further three bedrooms including a bedroom and bathroom on the second floor. A particular feature of the house is the rear garden which is approximately 50'0 long and walled on two sides. Bridge is situated approximately two miles to the South of Canterbury and is by-passed by the A2. The village has an excellent range of amenities including a primary school, doctors, butchers, village store, restaurant and pubs.

ACCOMMODATION

(with approximate measurements)

Front entrance door to:

Entrance Hall Stairs to first floor. Double doors to:

Sitting Room 12'0 x 12'0. Wooden mantel with cast iron fireplace, tiled inlay and gas coal effect fire (not tested). Bay window to the front with fitted seat and storage under. Double radiator. Two wall light points.

Playroom 14'0 x 9'0. Window to rear. Central heating thermostat. Radiator. Telephone point. Door and steps to understairs storage area.

Kitchen/Breakfast Room 20'6 x 12'0. **Kitchen Area:** Fitted in a range of matching base and wall units including inset sink unit. Fitted gas hob (not tested). Plumbing for dishwasher. Quarry tiled flooring. Window to rear. Space for fridge/freezer. Breakfast bar leading to **Breakfast Room Area:** Door to:

Dining Room 12'0 x 10'0. Stripped wood flooring. Window to rear. Wall light points. Radiator. Door to:

Utility & Store Room Doors to High Street, rear garden and garage. Plumbing for washing machine. Space for fridge/freezer.

Lobby Leading from kitchen. Door to garden. Door to:

Cloakroom Low level WC. Radiator. Window to rear.

FIRST FLOOR

Landing Stairs to second floor.

Master Bedroom Suite 26'6 x 15'0. Stripped floorboards. Vaulted ceiling. Low level window to front. Picture window to rear. Velux window. Fitted double wardrobe with Georgian pane half glazed doors. Telephone point. Radiator. Opening to:

En-Suite Bathroom Slipper roll top bath with claw feet with telephone style mixer and shower fitting. Fully tiled shower cubicle with double tray and chrome shower head. Antique style wash basin with ornate apron. WC. Radiator.

Bedroom 2 14'6 x 12'0. Wooden mantel with cast iron duck nest fireplace. Stripped wood cupboard to recess. Radiator. Window to front.

Bedroom 3 10'3 x 8'9. Wooden mantel with duck nest fireplace. Stripped wood cupboard to recess concealing a vanity wash basin. Radiator. Window to rear.

SECOND FLOOR

Bedroom 4 14'10 x 6'10. Access to eaves storage. Window to side. Radiator.

Family Bathroom Heritage suite comprising double ended bath with centre taps and chrome shower fitting and oak side panel, vanity wash basin and low level WC. Radiator. Access to eaves storage. Window to rear. Radiator.

Integral Garage Up and over door. Power and light. Personal door to utility area.

OUTSIDE

Walled courtyard with brick paving. Outside light. Access to side utility area. Wrought iron gates to:

Rear Garden Approximately 50'0 long. Laid mainly to lawn. Walled on two sides. Brick paved patio. Outside tap.

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

Reference: 103/20020214/ST

AGENT'S NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and the position regarding any fixtures and fittings. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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