



COLEBROOK STURROCK & CO

Independent Estate Agents



Offices located at:

• Sandwich • Walmer • St. Margaret's-at-Cliffe • Minster • Broadstairs

The Regional
Agents with a
National
Approach





An attractive Double Fronted Period Residence Known As

**Saddlers
84 High Street
Bridge
Canterbury**

£335,000

Canterbury 2.5 Miles, Dover 13 Miles, Folkestone 14 Miles, Sandwich 13 Miles

SITUATION

A centrally located double fronted period property which stands in the heart of the Village and is on hand to all local shops, the Village School, Pubs and other amenities.

The sought after Village of Bridge lies just to the South East of Canterbury which offers excellent shopping facilities, further schooling and educational establishments as well as entertainments and other amenities. There are two mainline railway stations in the City which provide regular services to London and the Kent Coast and the A2 provides fast access to the M2 motorway, London and the rest of the Country's motorway network.

The Channel Ports of Dover and Folkestone together with the Folkestone Terminal of the Channel Tunnel are all easily accessible, and Ashford's International Station provides regular Euro Star service to Paris, Lille and Brussels with connecting services beyond.

The attractive gently undulating and partly wooded countryside surrounding Bridge includes the Elham Valley and Lyminge Forest to the South where there are delightful walks and riding and cycling can also be enjoyed. Bathing, fishing and boating can be enjoyed around the Kent Coast Line and there is an enviable choice of golf courses in the area with the nearest being at Broom Park and Canterbury.

THE PROPERTY

"The Saddlers" comprises a most attractive double fronted Village house, which is constructed of brick under a tiled roof with a white painted elevation to the front and a part tile hung and weather boarded elevation to the rear.

The house is understood to be a Grade II Listed building and is thought to date from the 18th Century.

Offices at

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
- Canterbury 88 High Street, Bridge, Canterbury, Kent CT4 5LB
- Broadstairs 46 High Street, Broadstairs, Kent CT10 1JT
- Ramsgate 71 High Street, Minster, Kent CT12 4AB
- Dover 3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT
- Deal 17 The Strand, Walmer, Deal, Kent CT14 7DY

tel (01304) 612197 fax 617778 email sandwich@colebrooksturrock.co.uk dx 200506 Sandwich
tel/fax (01227) 831999 email bridge@colebrooksturrock.co.uk
tel (01843) 863100 fax 865050 email broadstairs@colebrooksturrock.co.uk
tel/fax (01843) 823200 email minster@colebrooksturrock.co.uk
tel (01304) 852212 fax 853632 email st.margarets@colebrooksturrock.co.uk
tel (01304) 381155 fax 381166 email walmer@colebrooksturrock.co.uk

lettings email lettings@colebrooksturrock.co.uk



The property has the benefit of Gas Fired Central Heating and other features include Double Glazing, Exposed Beams, Open Fireplaces and not least of all the delightful sunny fully enclosed garden to the rear which is stocked with a variety of ornamental shrubs and flowering plants.

The accommodation and approximate measurements comprises: -

Front door with attractive fanlight over opens to:

L – SHAPED LIVING ROOM

14'0 (4.27m) X 23'0 (7.11m) maximum into recess. Exposed beams, two radiators, a pair of glazed double doors opens to:

DINING ROOM

14'7 (4.45m) maximum into bow window X 11'5 (3.48m). Attractive open brick fireplace with raised hearth, copper canopy and exposed brick chimney breast feature, shelves display alcove to side, radiator, and TV point.

STUDY

11'8 (3.56m) X 9'6 (2.89m) Exposed beams, radiator and door to garden.

SITTING ROOM

17'0 (5.18m) X 12'2 (3.70m) plus door recess and plus recess with fitted bookshelves. Attractive brick surround fireplace with raised hearth, fitted wood burning stove and exposed brick chimney breast feature, beech wood laminate flooring, sliding picture windows to garden, radiator and TV point.

KITCHEN

19'0 (5.80m) X 7'0 (2.14m) Tiled floor, fitted in matching units comprising 1 ½ bowl single drainer sink unit set in worktop with drawer, cupboards and plumbing for washing machine and dishwasher under. Further worktop with range of drawers and cupboards under, wall cupboards over and incorporating Magnet four burner gas hob with extractor hood over. Built in Tricity high level oven unit with cupboards under and over, built in store cupboard, wall mounted Potterton automatic gas fired boiler, radiator, door to garden.

SMALL UTILITY AREA

Fitted ceramic tiled worktop with cupboards over. Leading to:

CLOAKROOM

Part tiled walls, low level WC, pedestal wash hand basin, radiator.

A Staircase leads from the Sitting Room to **First Floor**

LANDING

PRINCIPAL BEDROOM SUITE

Comprising Bedroom One – 13'0 (3.96m) X 11'6 (3.50m) Radiator, communicating door to:

SHOWER ROOM ENSUITE

Tiled shower cubicle, wash hand basin and close coupled WC, extractor fan, radiator

BEDROOM TWO

13'0 (3.97m) X 10'7 (3.22m) Radiator, access to loft.

BEDROOM THREE

11'0 (3.35m) X 9'5 (2.86m) plus built in wardrobe cupboard, radiator.

BEDROOM FOUR

12'4 (3.75m) X 9'6 (2.90m). Exposed beams, radiator, access to loft.

BATHROOM

Coloured suite comprising panelled bath, pedestal wash basin, close coupled WC and bidet, half tiled walls, built in airing cupboard with pre – lagged hot water cylinder and fitted immersion heater.

OUTSIDE

There is access at the rear of the property from Brewery Lane, which leads to a pair of double gates opening to parking for one to two cars leading to **Car Port** 16'0 (4.90m) X 11'4 (3.45m) with electric light.

The fully enclosed gardens are a delightful feature and lie to the rear of the house and comprise a lawn bounded by flower borders stocked with a variety of ornamental trees, roses, flowering plants and shrubs, including Rhododendrons, Magnolia, Clematis, Honeysuckle and fruit trees. An archway of roses, honeysuckle and clematis leads from the lawn onto a paved patio area adjoining the kitchen and sitting room.

To the rear of the property there is an open store, outside lighting, outside water supply.

SERVICES

All mains services are understood to be connected to the property.

LOCAL AUTHORITY

Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW. 01227 862000

COUNCIL TAX BAND F

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents, Colebrook Sturrock and Co. 01227 831999

AGENTS NOTE

The property is “bought as seen” and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.