

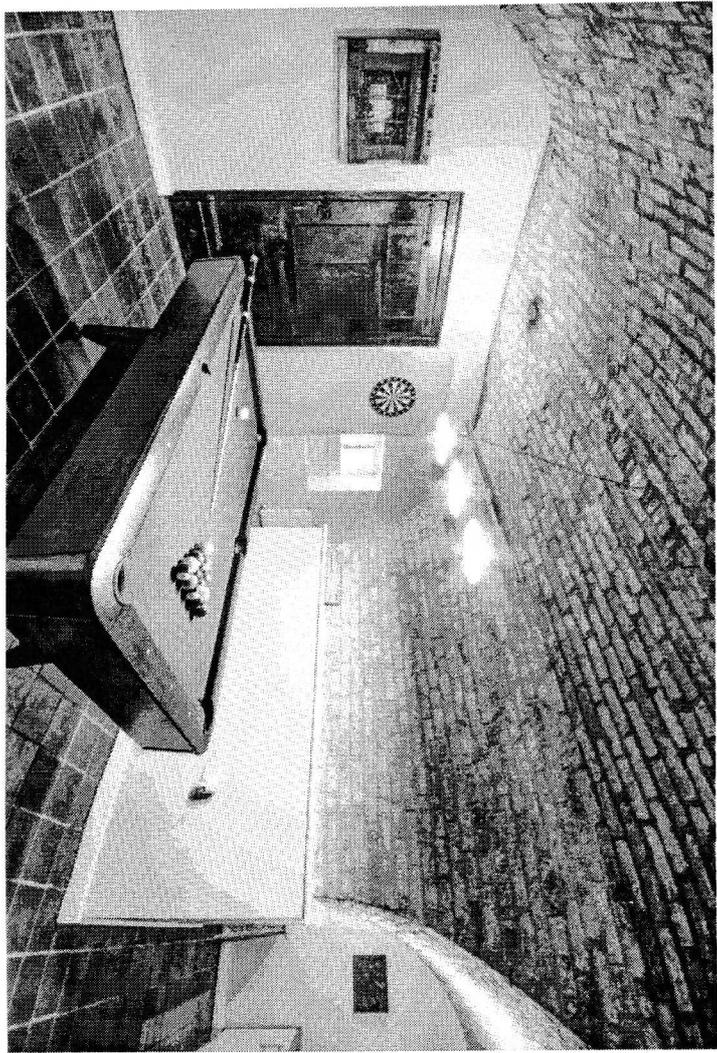
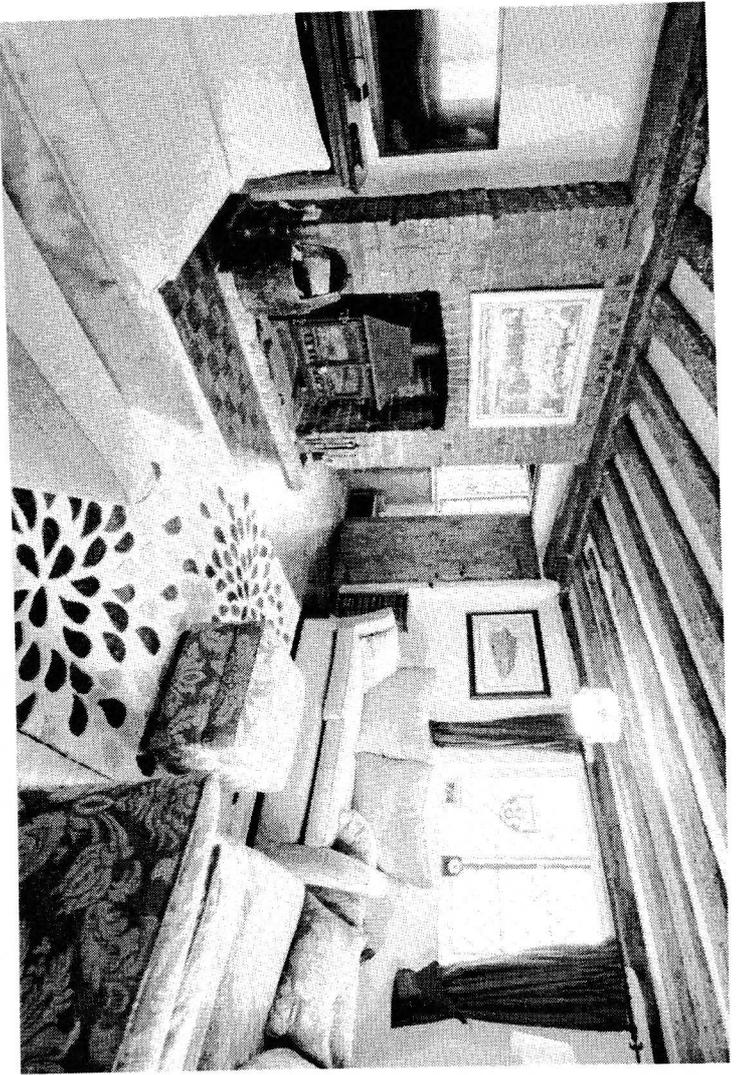
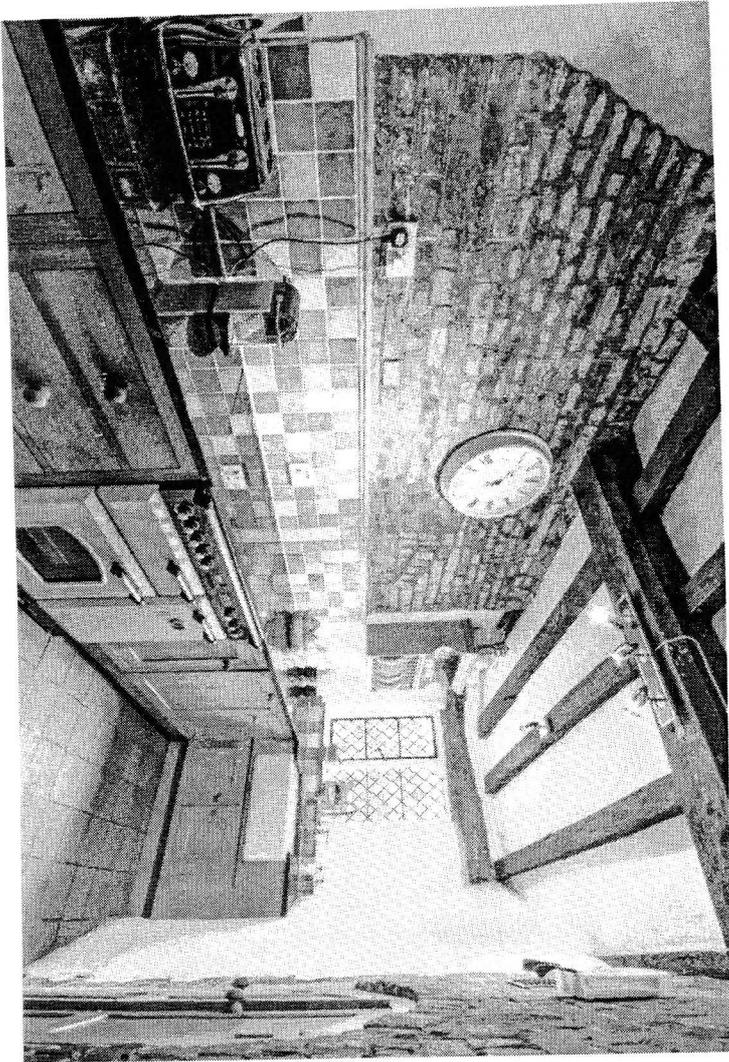


Charles Bainbridge



The Shippe, 42 High Street,  
Bridge, Canterbury, Kent, CT4 5JZ

Offers in Excess of  
£499,995



A unique, Grade II listed, village house offering extensive, atmospheric accommodation boasting charm and character throughout, featuring impressive fireplaces and a wealth of exposed brickwork and timbers. On the ground floor is an attractive reception hall with handsome fireplace and wood burning stove. There are two principal reception rooms plus the former oast which currently provides a games room and utility area whilst potential for various alternative uses and scope for further adaptation and development. There is a useful downstairs shower room. The kitchen is attractively bespoke fitted including granite work surfaces and ceramic butler sink. On the first floor is a large landing, which lends itself to a study/library area, five bedrooms (two interconnecting) and the family bathroom.

Externally there is a paved courtyard to the side with double gates accessing the garden which is laid to lawn with mature small trees, borders and timber shed. The adjoining cottage has a pedestrian right of way to its front door and rear gate. The garden measures approx. 48' 0" x 36' 6" (14.62m x 11.12m). To the far side of the house is a parking area with double gates from the High Street.

The house is centrally located in the popular village of Bridge which offers a comprehensive range of local amenities including mini supermarket, post office and pharmacy, dentist and hairdresser. There are three public houses in the village, a modern health centre and a popular primary school. The surrounding countryside provides good walking, riding and cycling. The Cathedral City of Canterbury is easily accessible providing a comprehensive range of shopping, leisure and educational facilities.

Services: All mains services are understood to be connected.

Tenure: Freehold

Council Tax Band: F

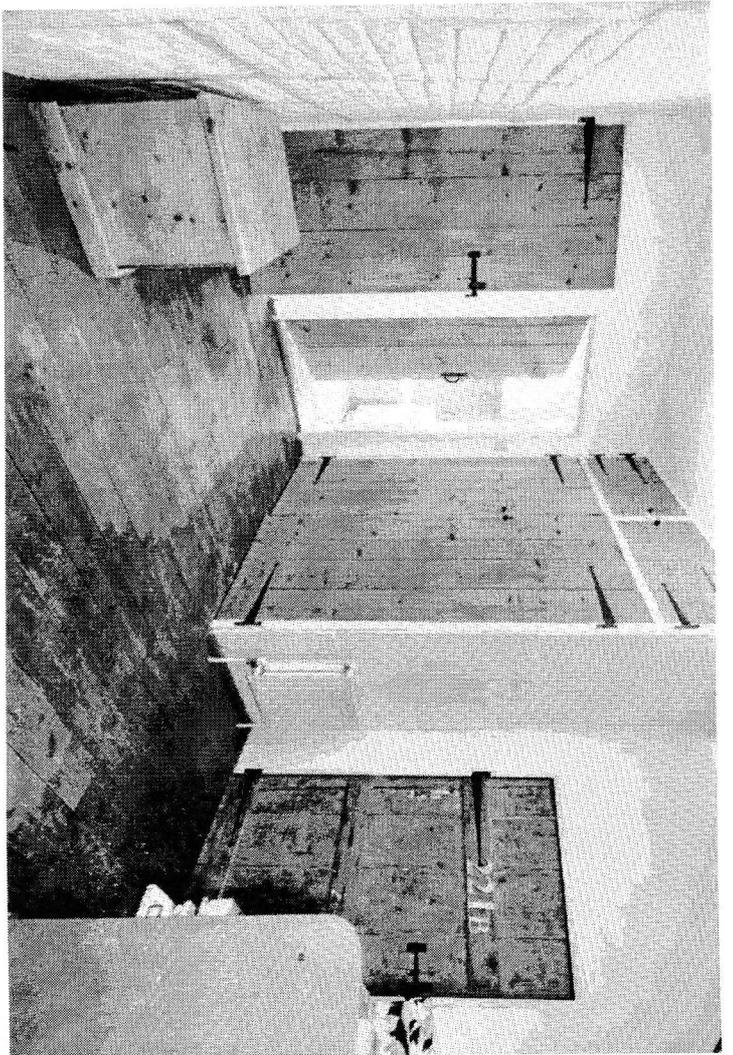
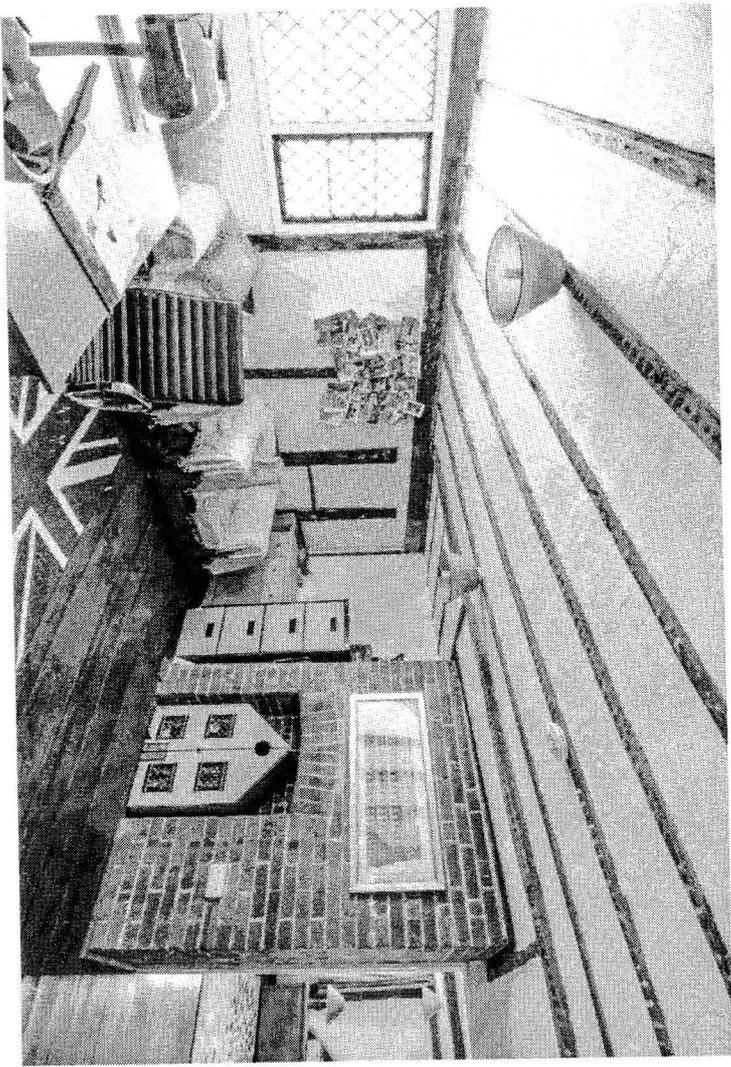
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

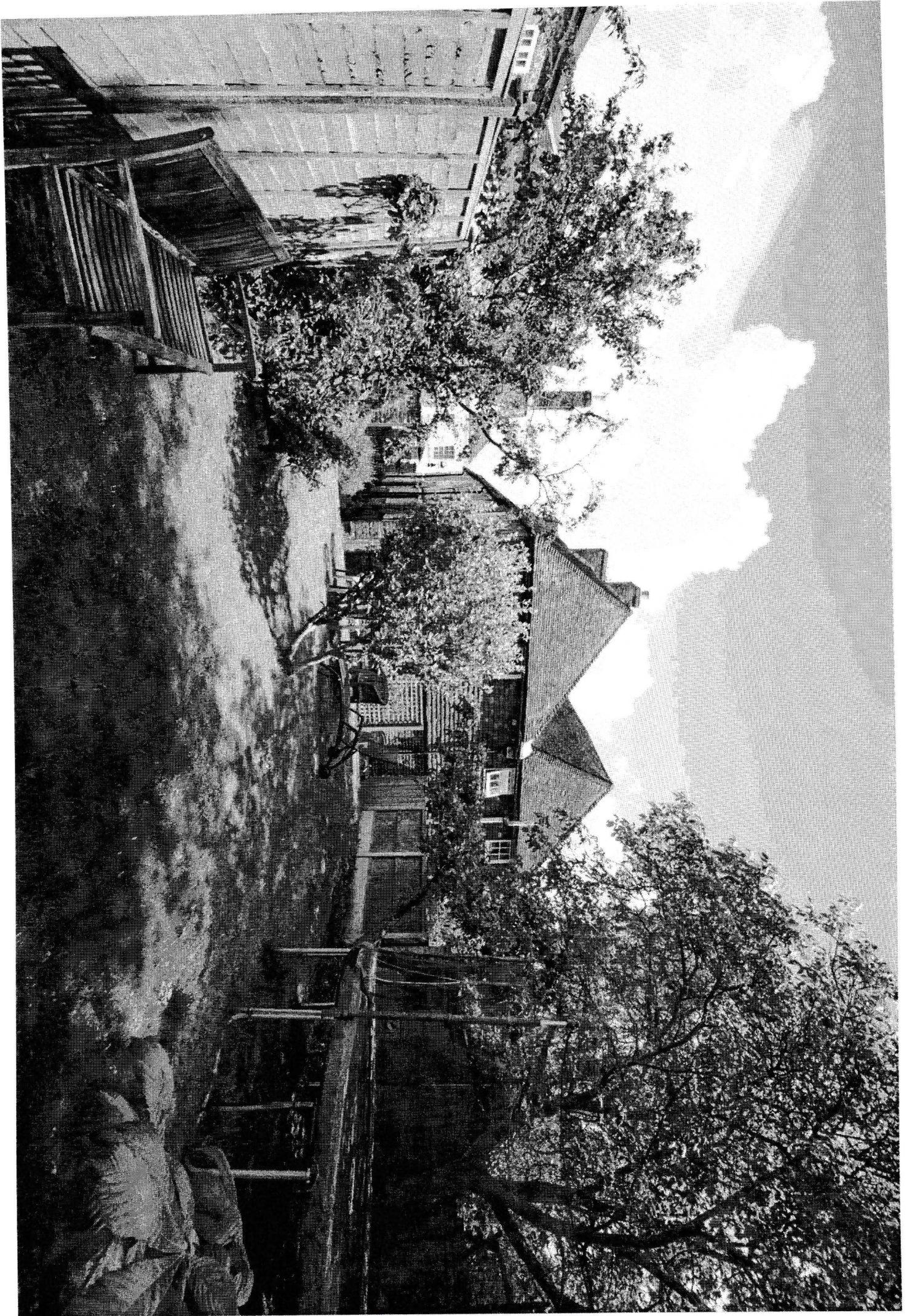
We would be pleased to arrange a viewing by appointment; simply call

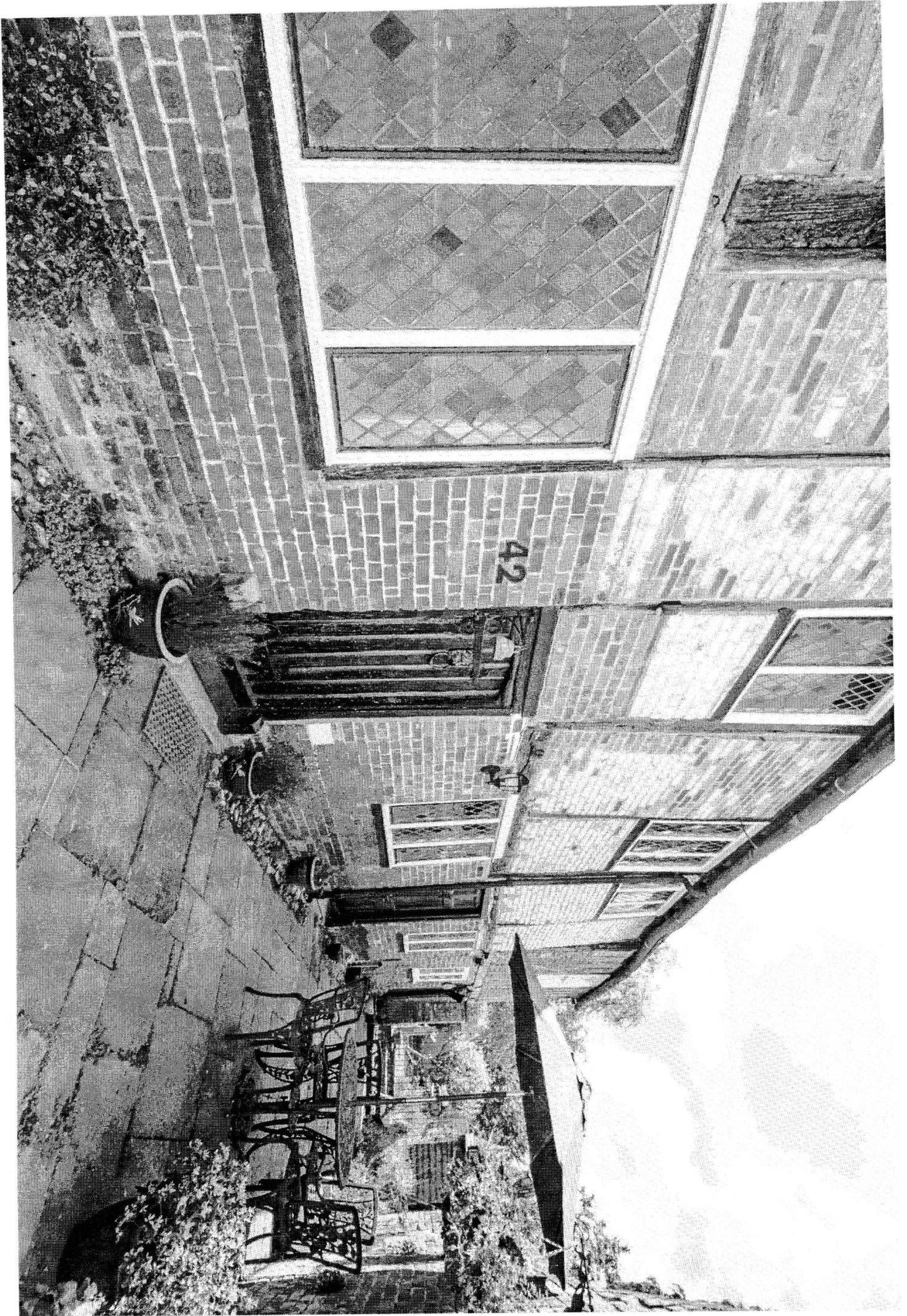
01227 780227

or email

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)





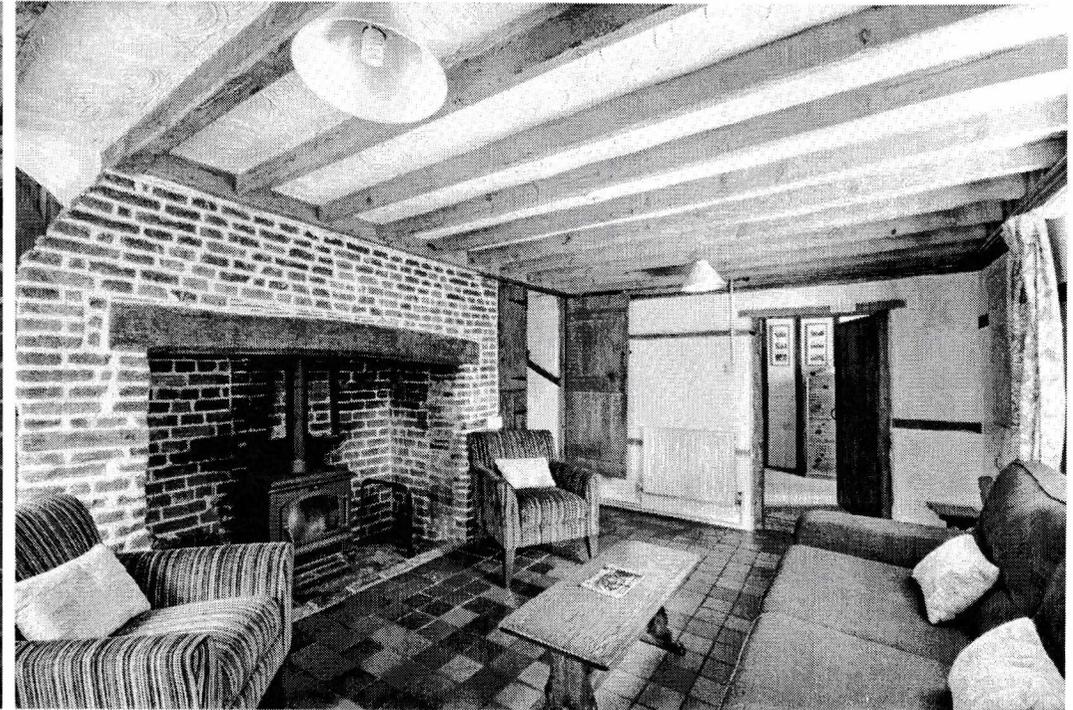
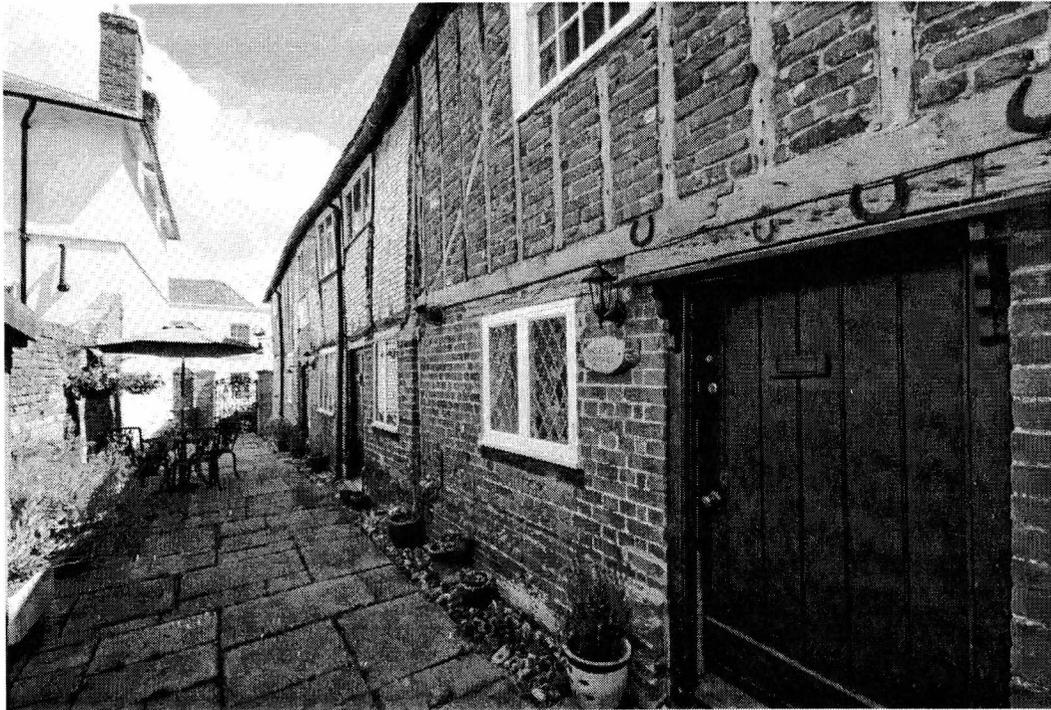


Primrose Cottage, 40 High Street, Canterbury, Kent, CT4 5JZ

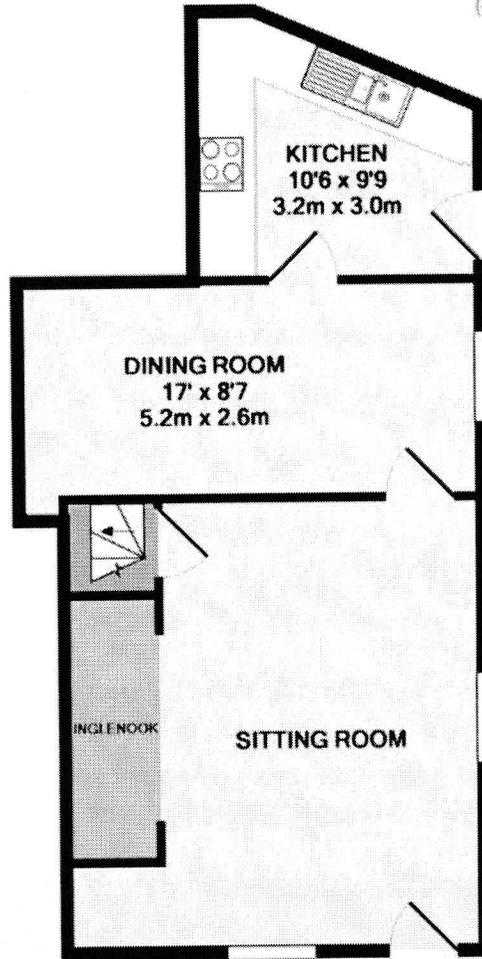
£265,000

Available in addition to the main house at £265,000.

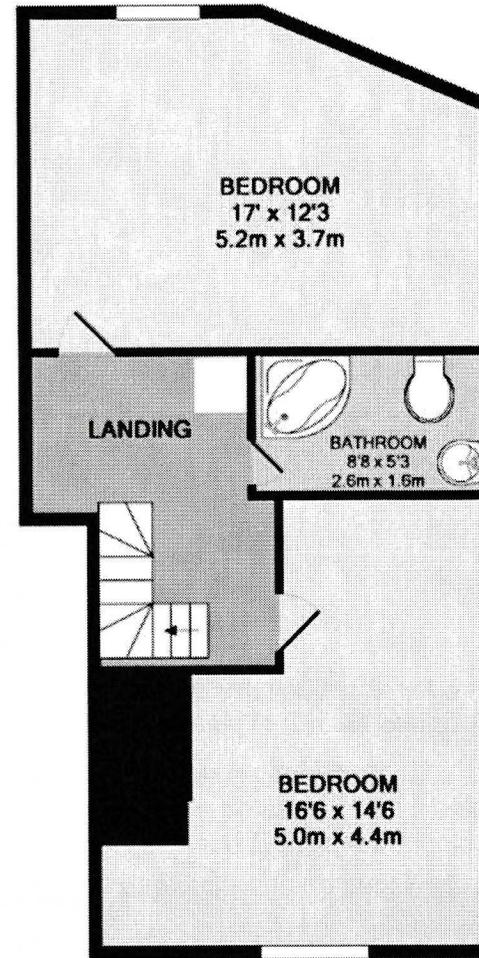
Adjoining the main house to the far side is a delightful self-contained cottage, currently let on an Assured Shorthold Tenancy Agreement at £775pcm. The property enjoys well- presented accommodation over two floors featuring a wealth of exposed timbers. There are two bedrooms (which could be divided to provide three if required, subject to any necessary consents and building regulations) an impressive reception room and attractively fitted kitchen and bathroom. Externally the cottage has an enclosed courtyard garden to the rear.



GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



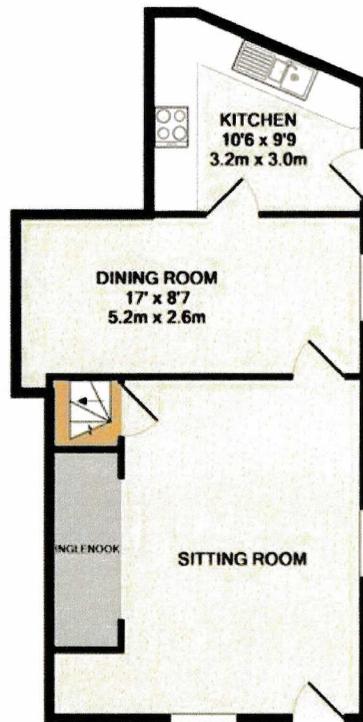
1ST FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.5 SQ.M.)



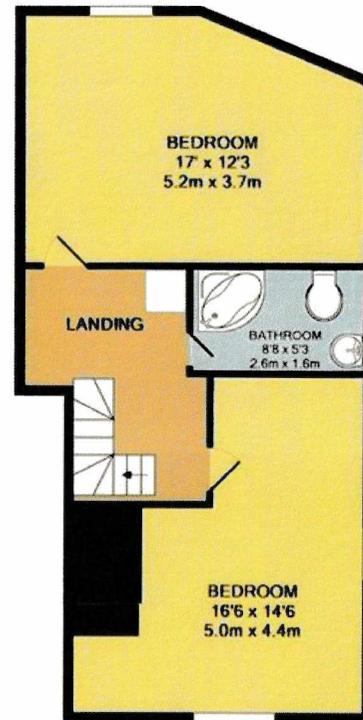
TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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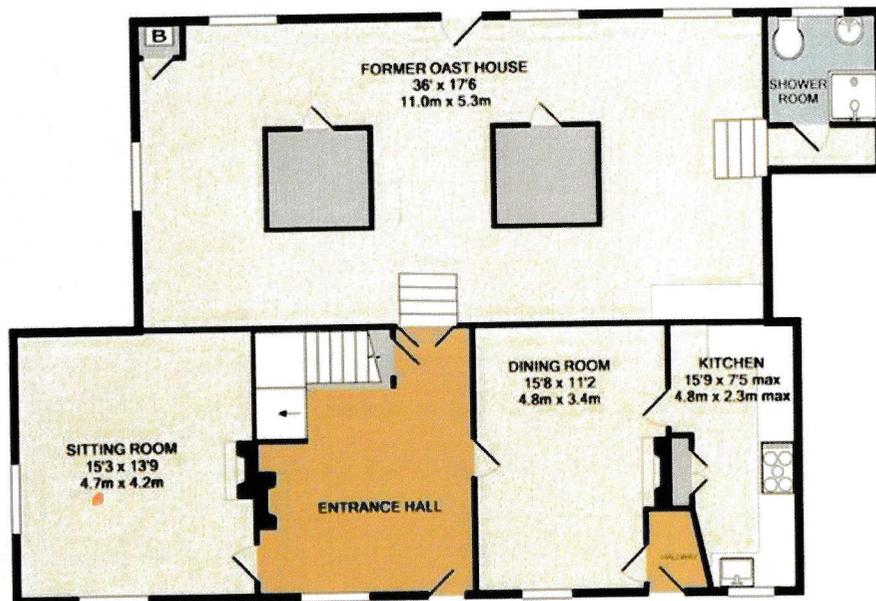
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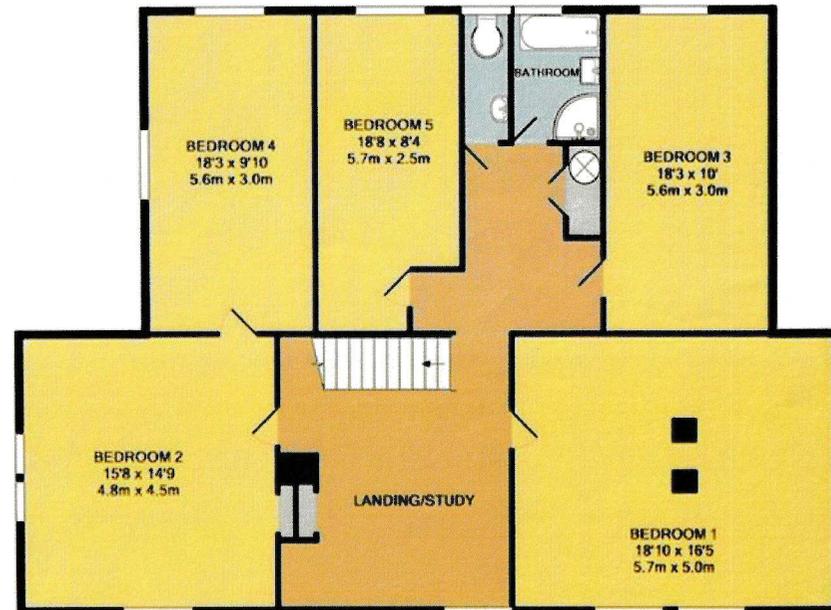
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1374 SQ. FT.  
(127.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1392 SQ. FT.  
(129.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2766 SQ. FT. (257.0 SQ.M.)

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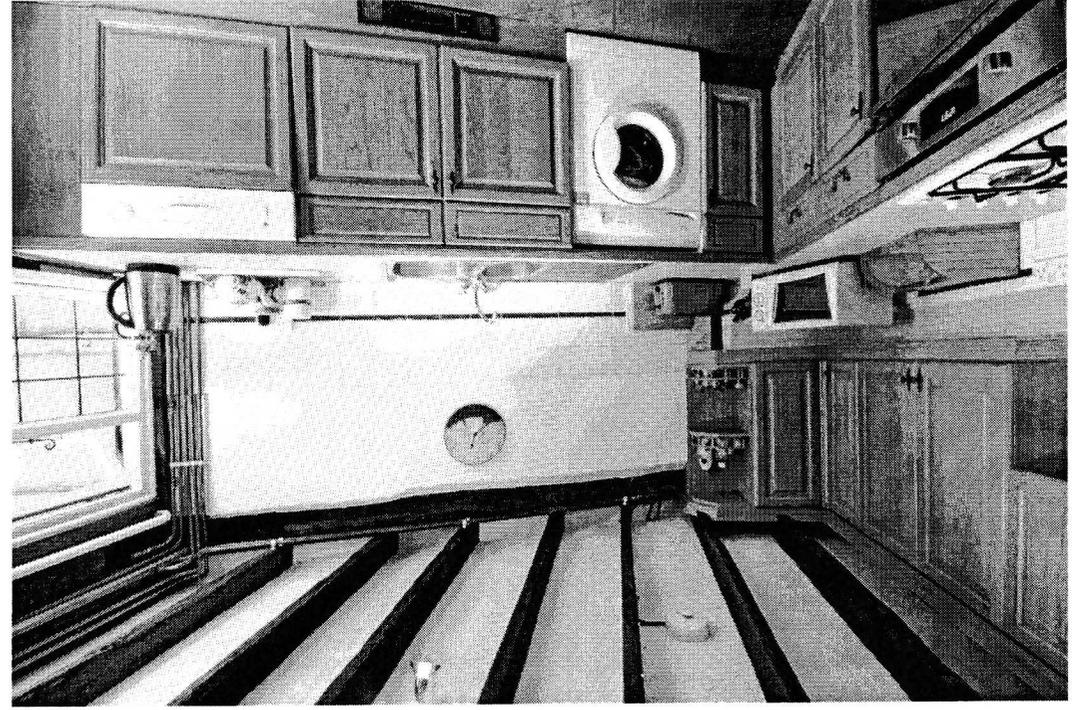
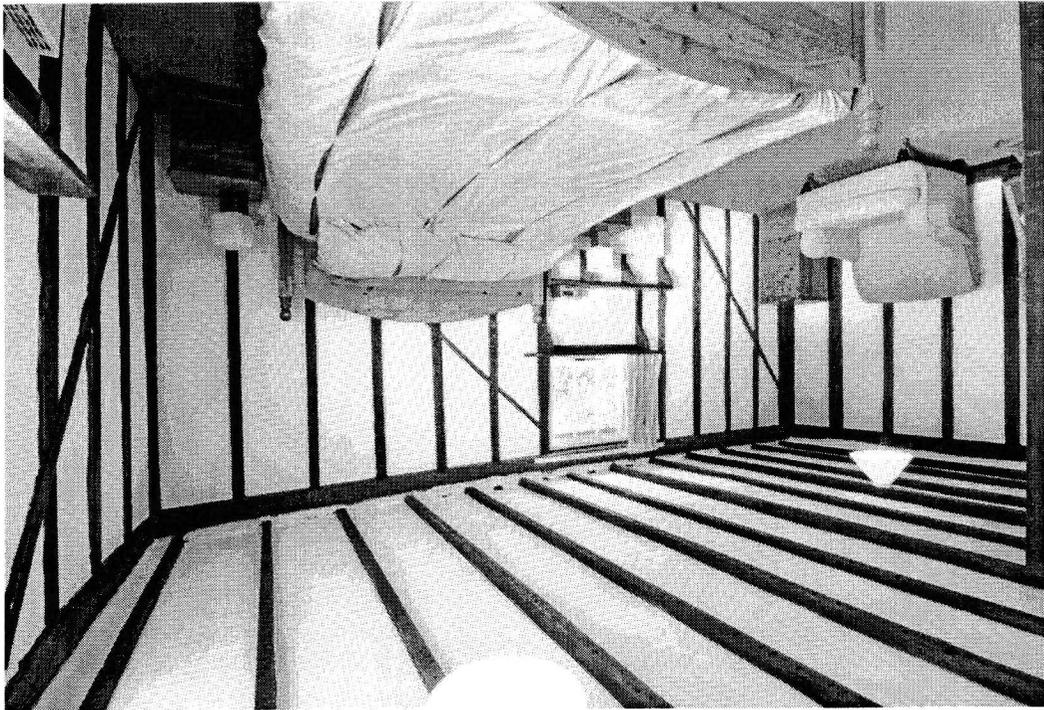
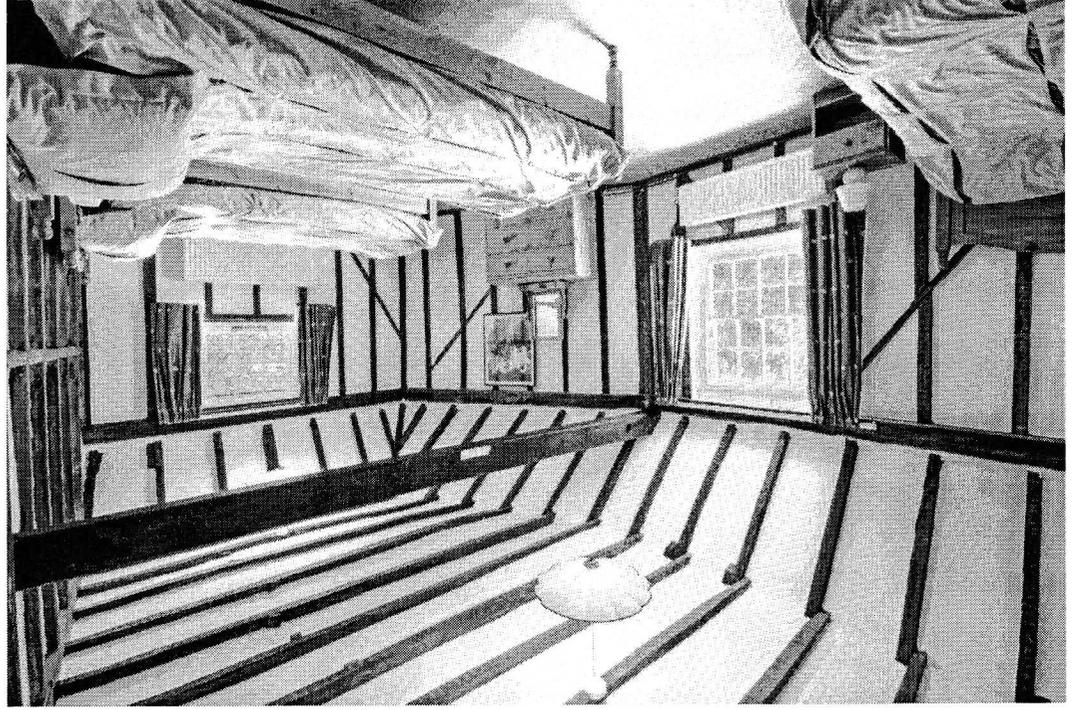
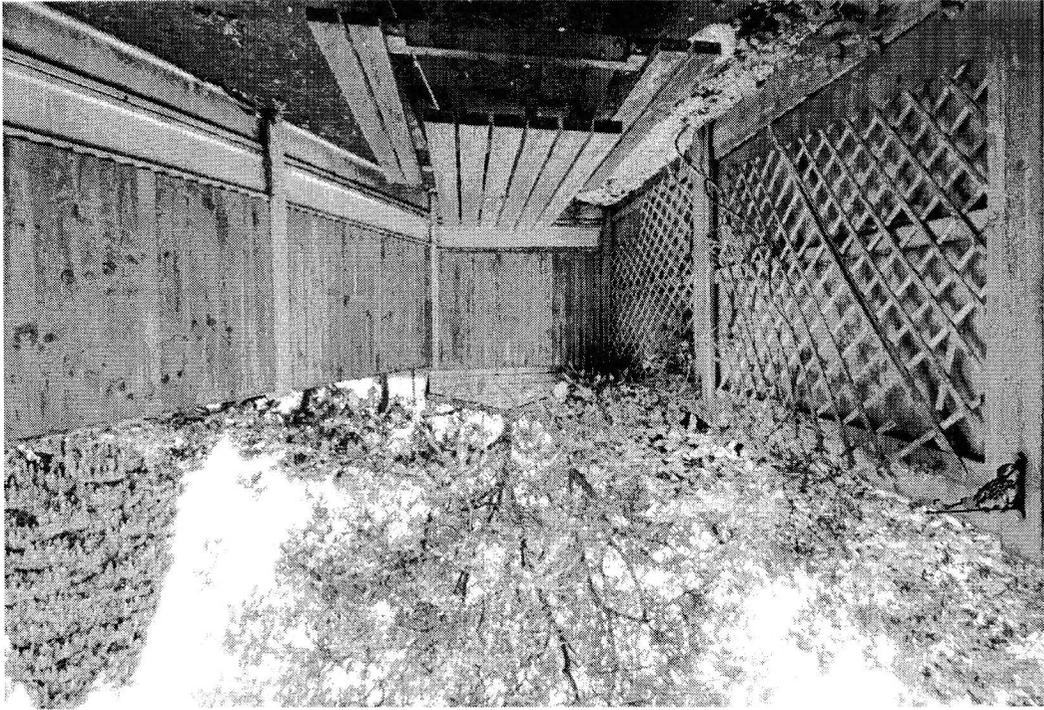


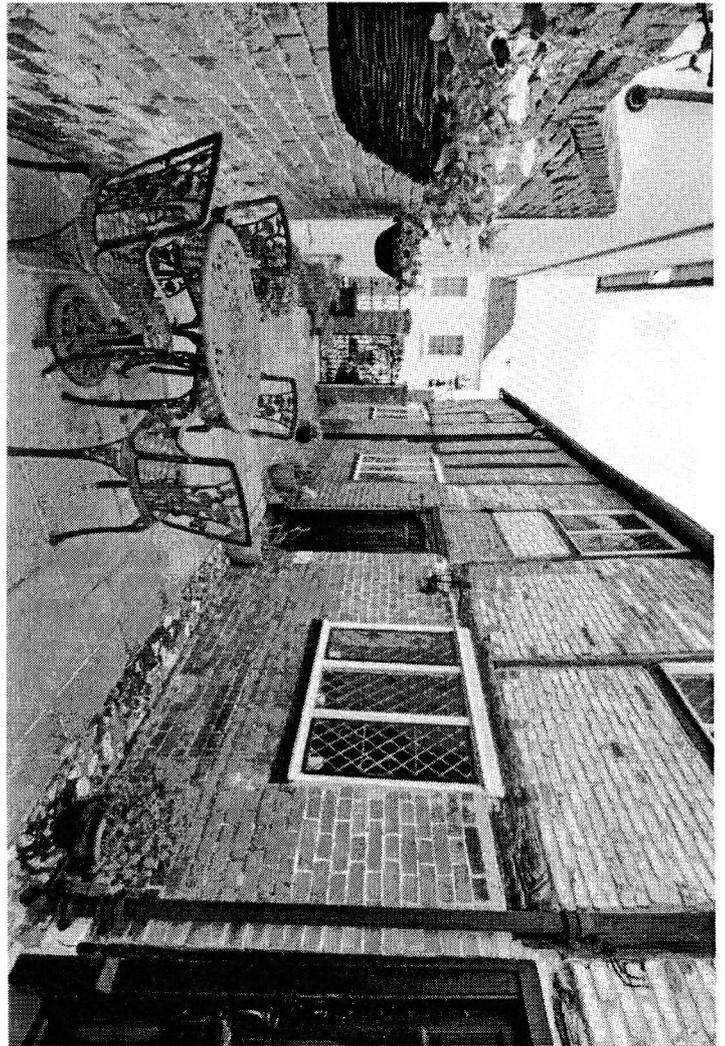
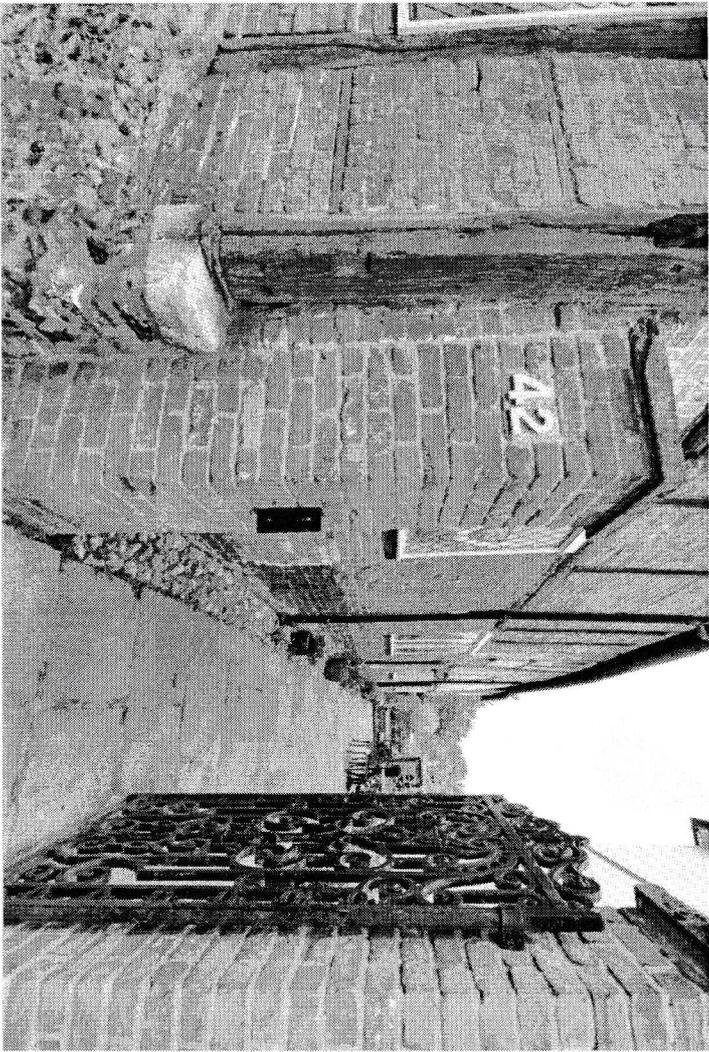
# Charles Bainbridge Estate Agents

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS  
01227 780227  
sales@charlesbainbridge.com  
charlesbainbridge.com

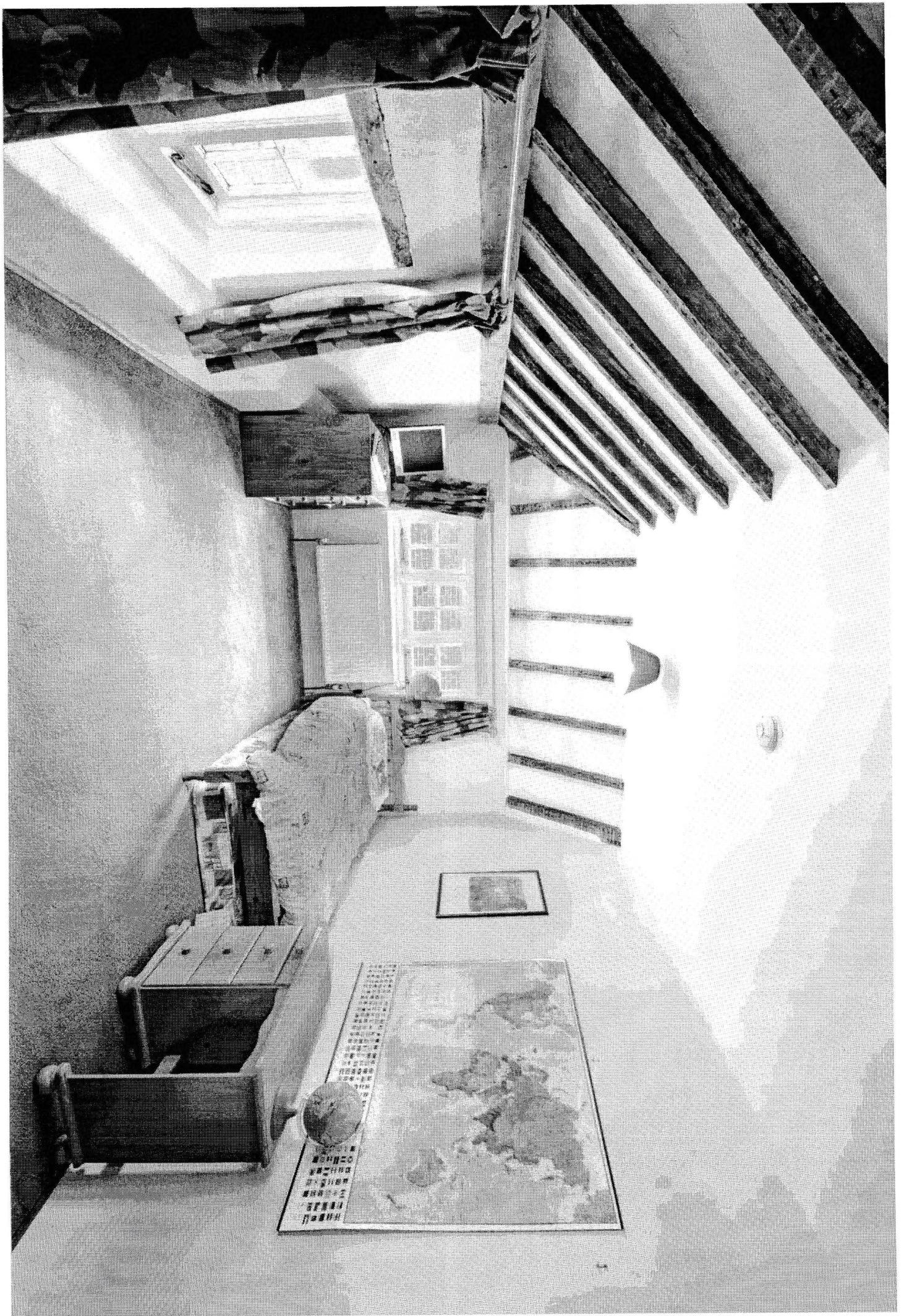
Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.  
These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.

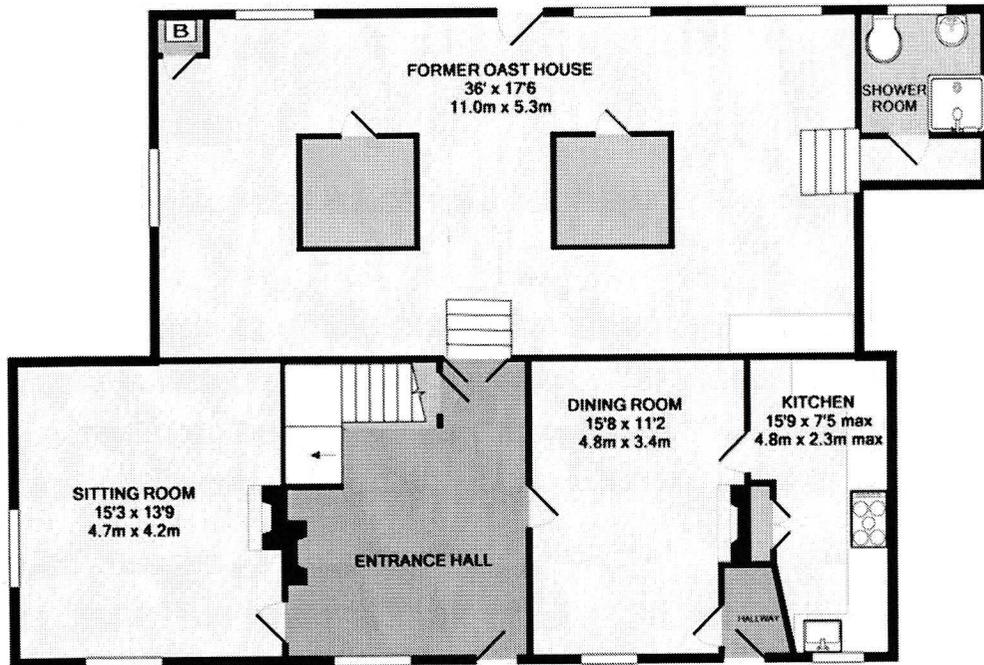




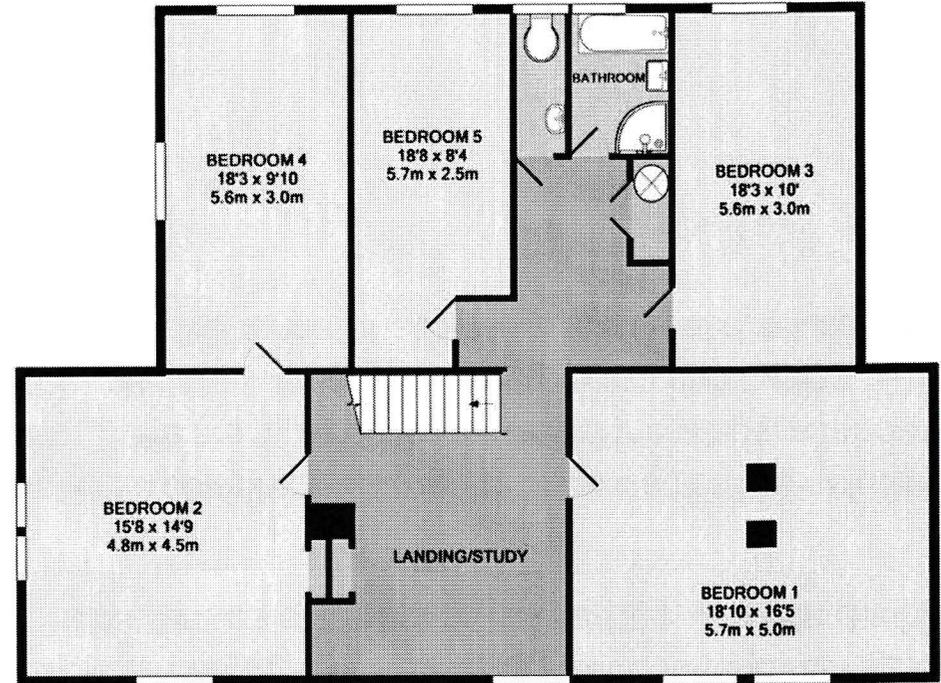








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