34 Conyngham Lane,
Bridge, Canterbury, Kent, CT4 5JX

£650,000
A beautifully presented detached family house in a premium setting in the highly-regarded village of Bridge. The property has an impressive specification and rare attention to detail. There is an elegant reception hall with bespoke staircase rising to the first floor with integral storage facilities built-in below. The kitchen/breakfast room is attractively and comprehensively fitted incorporating a range of integral appliances, the breakfast area has French doors overlooking and opening onto the terrace. The sitting/dining room extends the full depth of the house and also opens to the terrace. There is a study to the front with range of bespoke fitted shelving. On the first floor are four bedrooms, with the master having air conditioning and an ensuite bathroom. The family bathroom has a matching suite with bath and separate shower. Externally the house is approached by a brick-paved drive providing parking, turning and access to the garage. The garage has double timber doors to the front, power and light and further double doors to the rear. The garden measures approx. 110ft (33.50m) x 46ft (14.01m) with raised terrace for seating and large lawn with mature borders planted with shrubs, plants and small trees. To the rear of the garden is a large shed ideal for mowers and equipment.

Bridge offers a comprehensive range of local amenities including mini supermarket with post office, pharmacy, dentist and hairdressers. There are three public houses in the village, a modern health centre and a popular primary school just a short walk away. The surrounding countryside provides lovely 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 to the property.

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
TOTAL APPROX. FLOOR AREA 1800 SQ FT. (167.2 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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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.