



Charles Bainbridge



100 High Street,  
Bridge, Canterbury, Kent, CT4 5AR

Offers in Excess  
of £750,000













A substantial detached family house in an enviable position in the centre of the highly regarded village of Bridge, providing versatile accommodation with the potential for further extension if required. The accommodation is attractively presented, whilst the rear ground floor extension requires some internal finishing and the family bathroom would benefit from re-fitting depending on whether the prospective purchaser intends to implement the proposed extension in which case the bathroom would be relocated. On the ground floor is a lovely sitting room which opens into the family room at the rear, in turn opening onto and overlooking the garden. There is a comprehensively fitted kitchen adjoining the dining room and open-plan study. Bedroom four is on the ground floor adjacent to the shower room and w.c. On the first floor are three double bedrooms and the family bathroom. The property benefits from double glazed windows and doors and gas fired central heating.

The house is set on a substantial plot which is approached by a long driveway from the road providing extensive parking. The driveway extends to the side of the house reaching the detached double garage. There is an open porch and steps up to the front door. The rear garden measures approx. 90ft (27.41m) x 65ft (19.80m), is predominately grassed with some mature small trees and adjacent to the house is an area prepared for paving to provide a seating/entertaining area. From the garden are lovely views of the church and the garden adjoins meadows to the rear.

The property is set in the centre of the popular village of Bridge yet with easy access to the surrounding countryside. Bridge offers a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist, and hairdressers. There are two public houses in the village, a modern health centre, and a popular primary school. The highly regarded Pig Hotel at Bridge Place, is a handsome 17th century manor house providing a wonderful boutique-style hotel and restaurant in a delightful setting. 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, as well as a regular High-Speed rail service from Canterbury West station to London St. Pancras with a journey time of approximately 55 minutes.

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

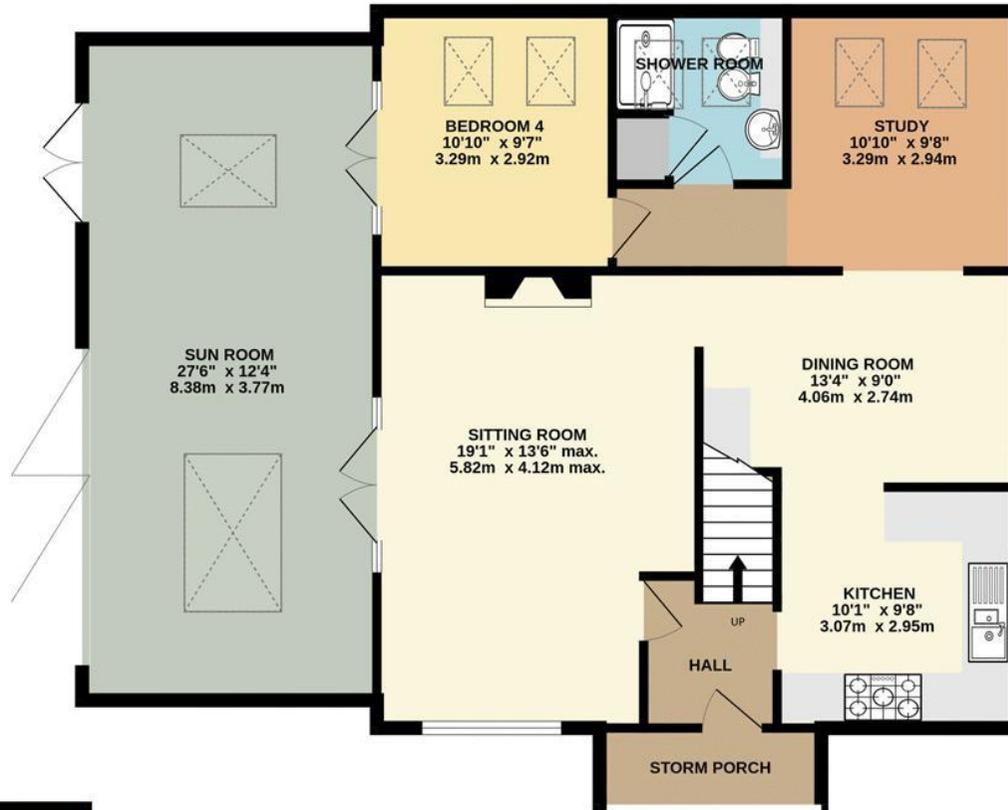
Tenure: Freehold

Council Tax Band: E

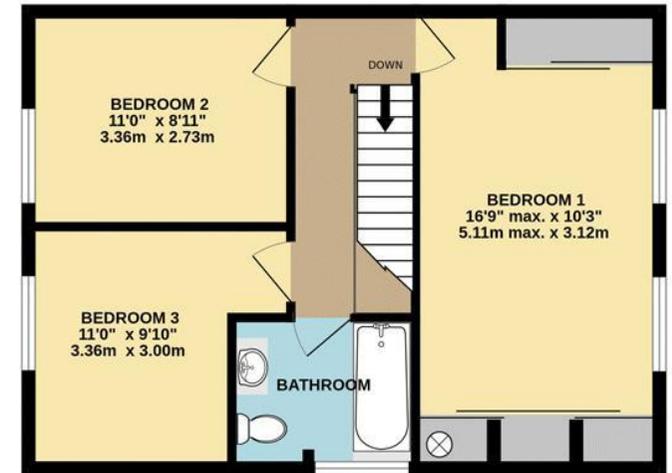
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

GROUND FLOOR  
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



GARAGE  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1665sq.ft. (154.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

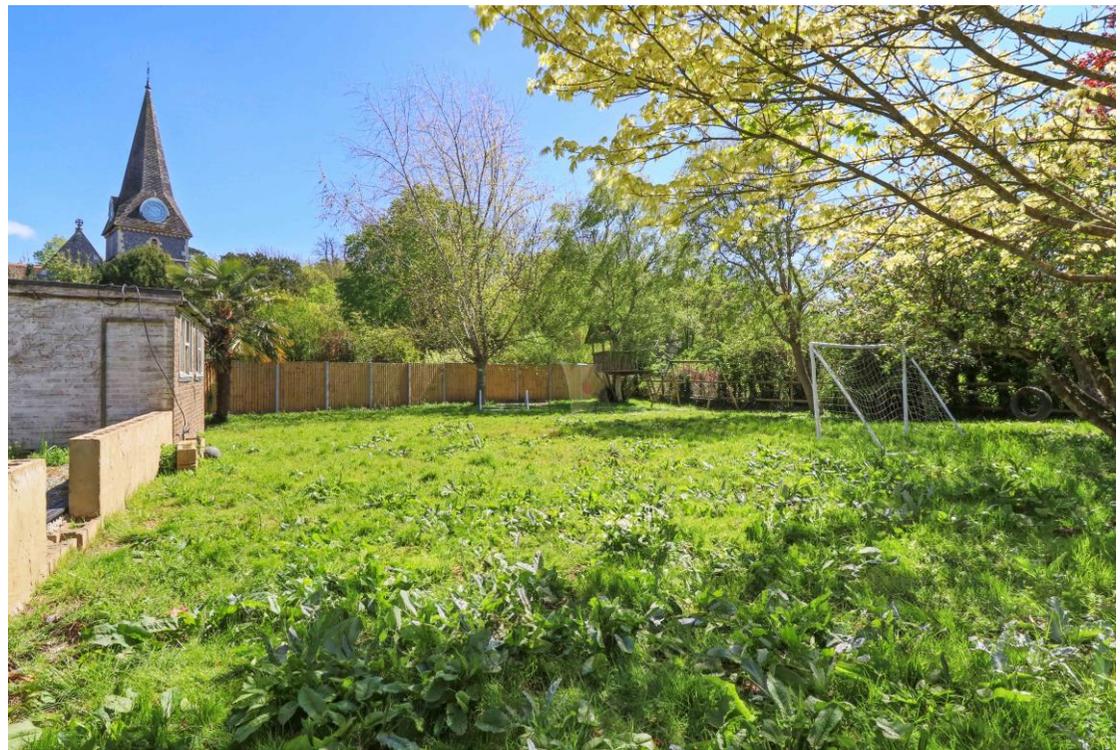
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	















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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