



Charles Bainbridge



33 High Street, Bridge,  
Canterbury, Kent, CT4 5JZ

£600,000











A delightful semi-detached, Grade II listed, cottage offering beautifully presented and versatile accommodation with a wealth of charm and character. The accommodation includes three reception rooms, a living room to the front with handsome inglenook fireplace which adjoins the sitting room to the rear having a log burning stove and French doors which overlook and open onto the garden. The dining room is to the front of the house and could also provide a fourth bedroom as required. There is a most attractively and comprehensively fitted kitchen/breakfast room featuring solid wood worksurfaces and an impressive range style cooker. There is also a useful utility area to the side which could be adapted to have integral access to the house (subject to any necessary consents). On the first floor are three comfortable double bedrooms, two of which have built-in wardrobes. The master bedroom also has a walk-in wardrobe which has the potential to provide an ensuite facility (subject to any necessary consents). There is a most attractively fitted shower room with large walk-in shower, glass wash hand basin and w.c.

The property enjoys delightfully laid out and beautifully maintained gardens measuring approx. 90ft (27.41m) x 29ft (8.83m). From the house are paved seating areas with mature borders stocked with a variety of flowering plants, ground covering plants and shrubbery. To the side is access to the utility area which has a further door giving pedestrian access to the front and pavement beyond. There is a log store and timber pergola with climbing plants. A gravelled area has further well-stocked borders from where a brick path leads through a timber arbour to a further area laid to lawn with mature borders and providing access to a most attractive open fronted summerhouse approx. 11ft 3 (3.43m) x 8ft 2 (2.49m) and timber workshop approx. 11ft 8 (3.55m) x 7ft 4 (2.23m) with double doors to side, window to front and power and lighting connected (untested). To the end of the garden is a screened storage area with further timber shed.

The property is set in the heart of the Village of Bridge convenient for the local amenities. Bridge offers a comprehensive range of local amenities including mini-supermarket, pharmacy, dentist, hairdressers and Tea Rooms. 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.

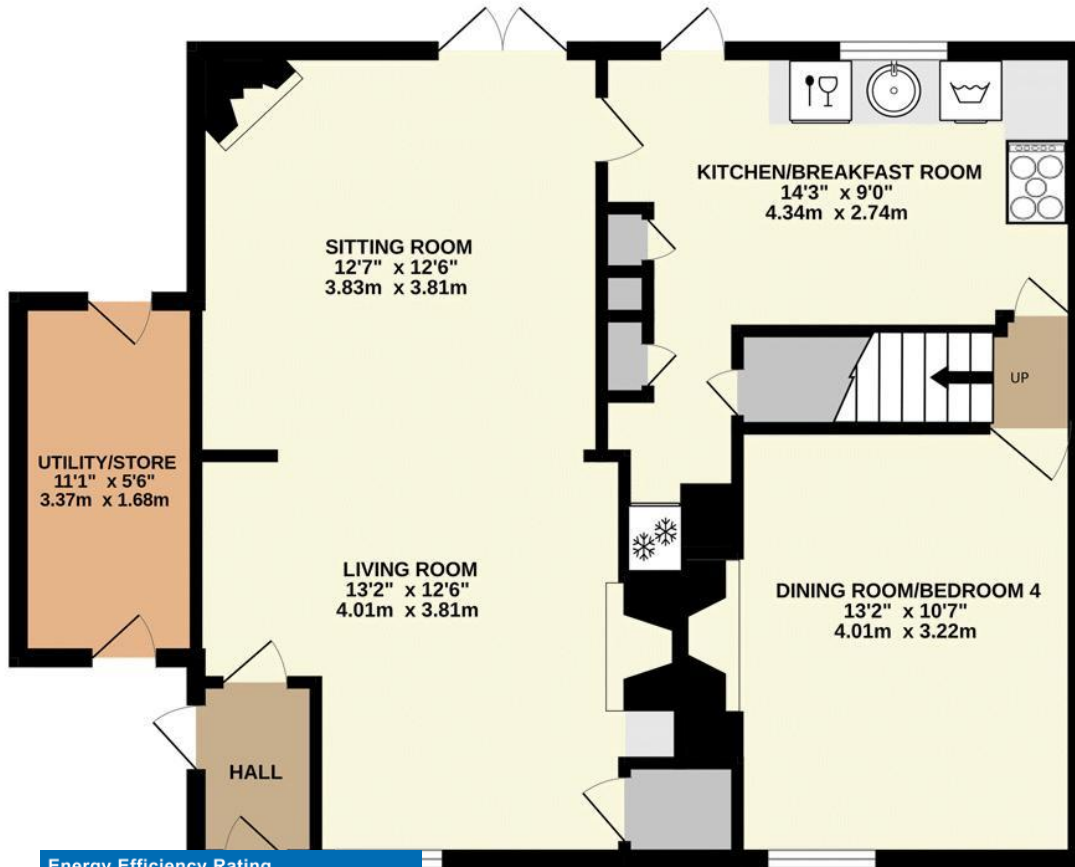
Tenure: Freehold

Council Tax Band: E

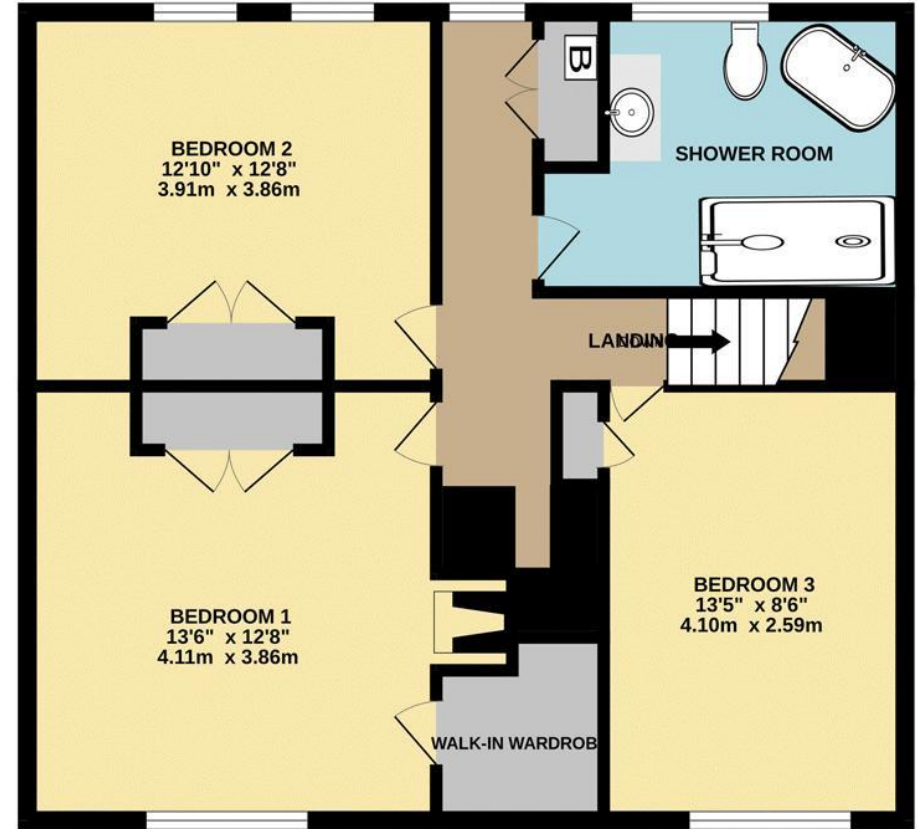
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

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  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.9 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.

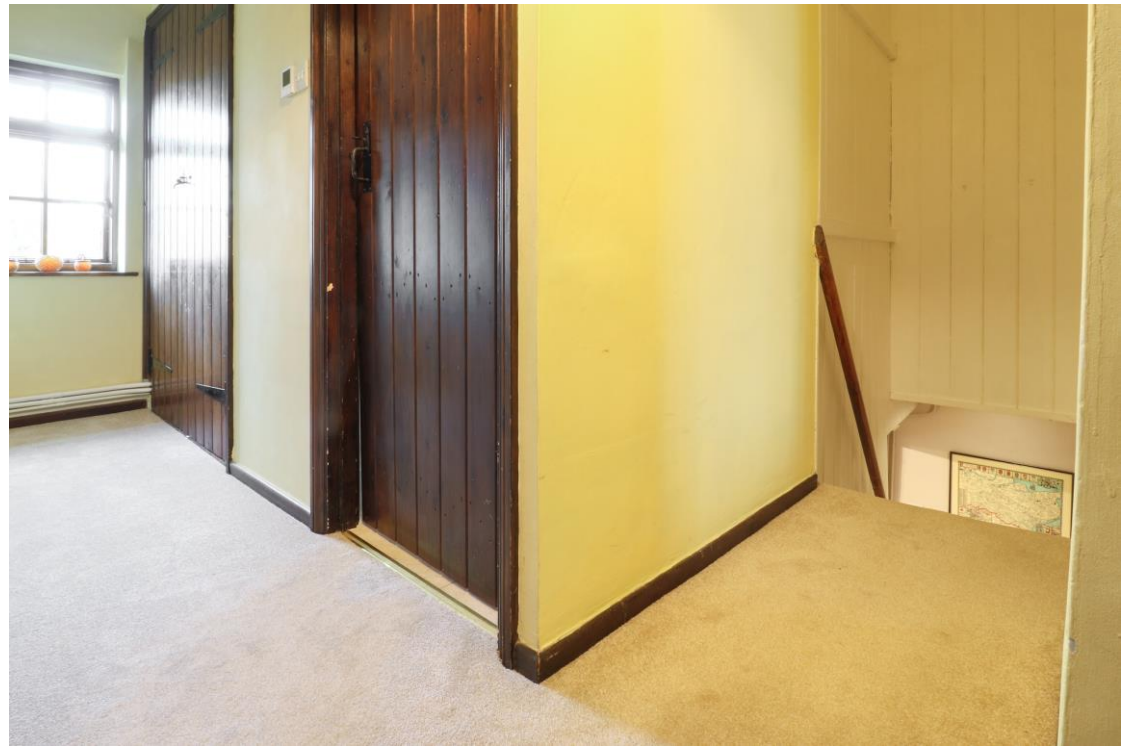
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 76        |
| (55-68)                                     | <b>D</b> | 58                      |           |
| (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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