



Charles Bainbridge



The Shippe & Primrose Cottage, 40-42 High Street,
Bridge, Canterbury, Kent, CT4 5JZ

£1,100,000

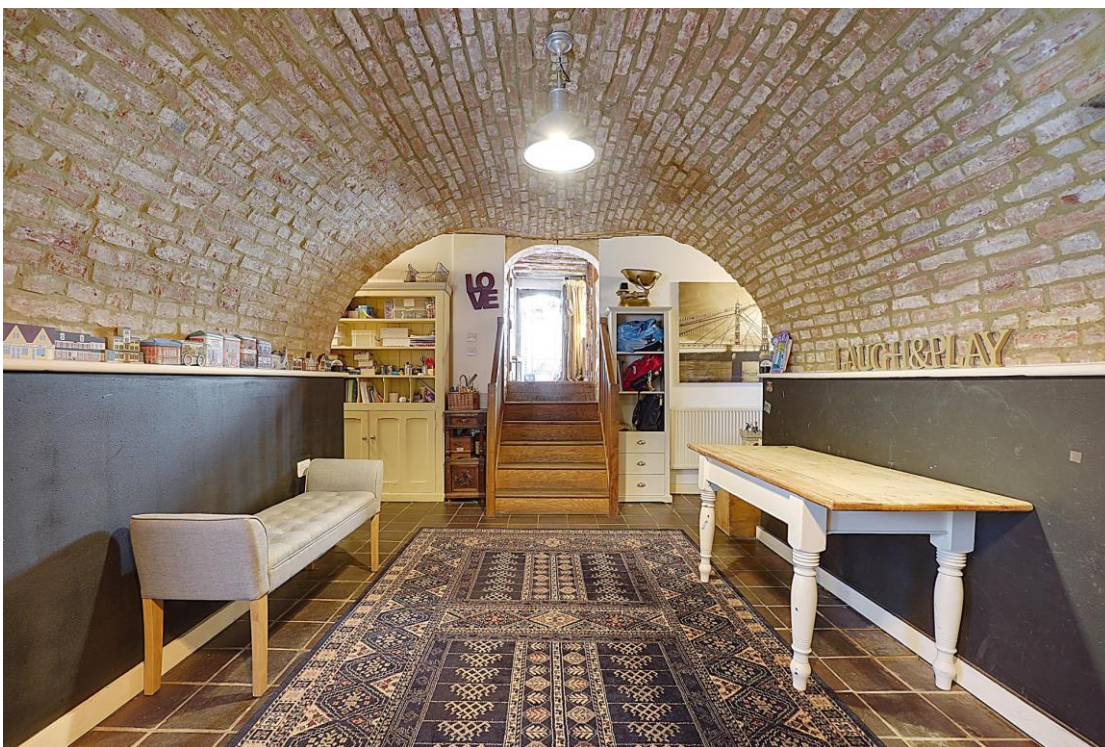
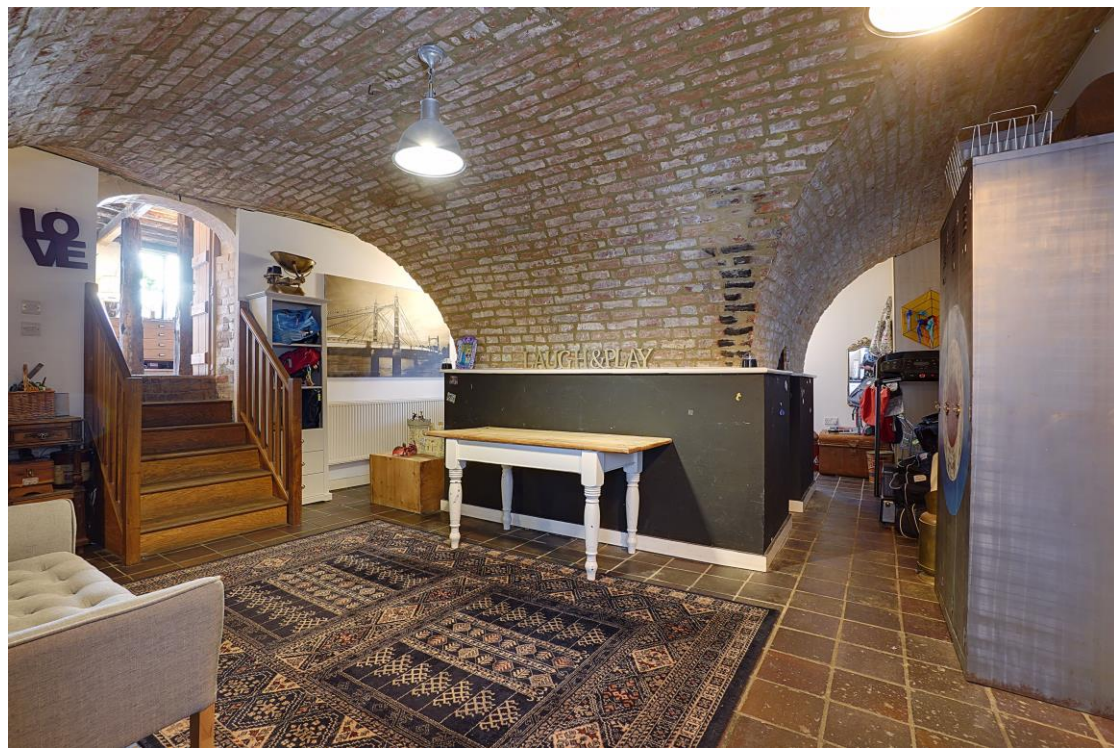












Situated in the heart of the desirable village of Bridge, The Shippe is a remarkable Grade II listed property offering extensive and characterful accommodation, complemented by a charming adjoining self-contained cottage, Primrose Cottage, which is ideal for multi-generational living or investment. The main house boasts an atmospheric interior with a wealth of period features. On the ground floor, is an inviting reception hall with a handsome fireplace and wood-burning stove. There are two principal reception rooms, a sitting room to the front and a spacious dining room, both of which provide generous living spaces, while the former Oast, currently arranged as a games room and utility area, offers potential for a variety of alternative uses, subject to any necessary consents. There is also a stylish downstairs bathroom featuring roll top bath. The bespoke fitted kitchen provides a range of floor units featuring granite work surfaces and a ceramic butler sink. On the first floor, a spacious landing lends itself well to a study or library area. There are five bedrooms, two of which are interconnecting, along with a well-appointed family bathroom with separate shower enclosure and bath with a separate w.c next door.

Externally, a paved courtyard to the side of the property is accessed via double gates and leads to a private garden laid to lawn with mature trees, well-stocked borders, and a timber shed. To the far side, a parking area is accessed directly from the High Street via additional double gates.

Adjoining the main residence is Primrose Cottage, a delightful self-contained home currently let as an Airbnb. The cottage is full of charm and character, featuring exposed timbers throughout. Arranged over two floors, the accommodation includes an attractive sitting room with wood-burning stove, separate dining area, an attractively fitted kitchen. On the first floor are two bedrooms, one of which could potentially be divided to create a third, subject to any necessary consents and a well-equipped bathroom. A delightful courtyard garden completes this charming cottage.

The property is centrally located in the popular village of Bridge, yet with easy access to the surrounding countryside. 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.

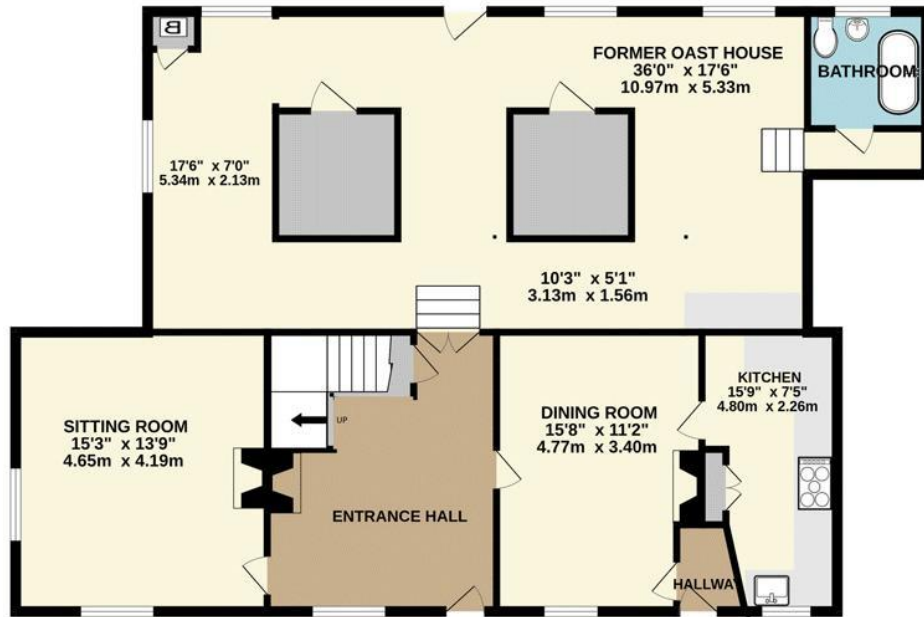
Tenure: Freehold

Council Tax Band: F

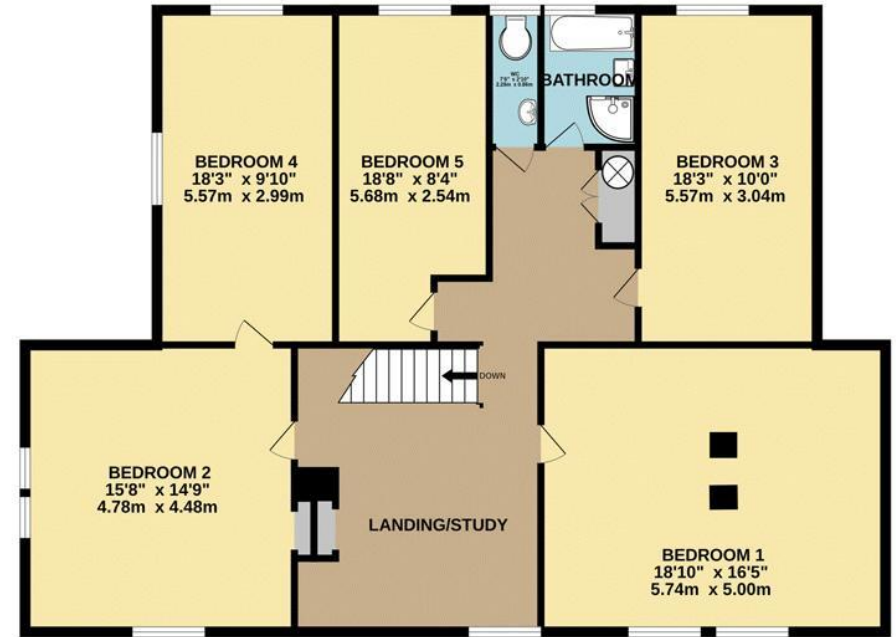
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

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



GROUND FLOOR
1358 sq.ft. (126.2 sq.m.) approx.

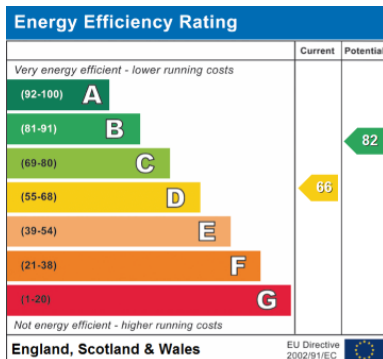


1ST FLOOR
1388 sq.ft. (129.0 sq.m.) approx.

TOTAL FLOOR AREA : 2746 sq.ft. (255.1 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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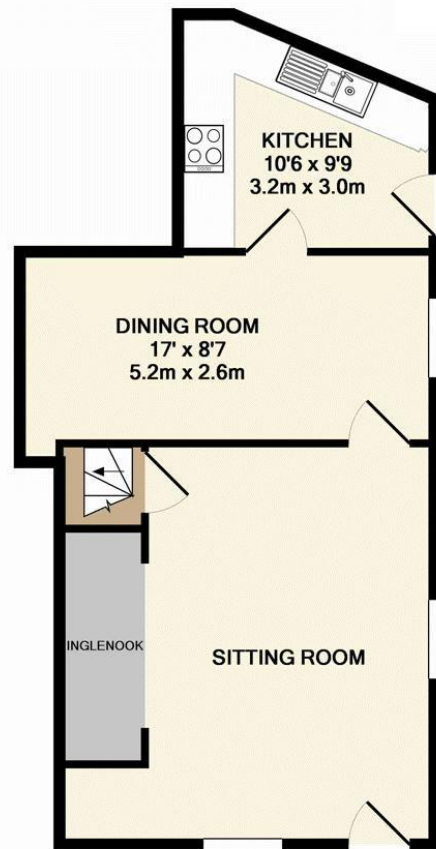




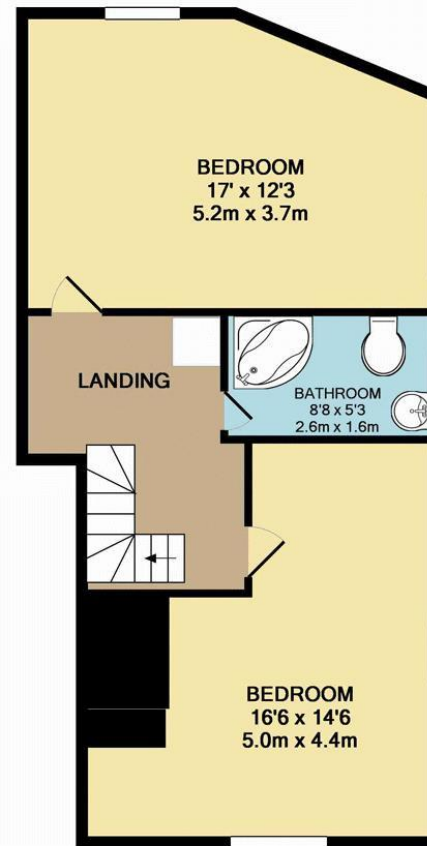




Primrose Cottage, 40 High Street, Bridge, Canterbury, Kent, CT4 5JZ



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.)

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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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