



Charles Bainbridge



72 High Street,
Bridge, Canterbury, Kent, CT4 5LA

£370,000









An attractive period house offering well-presented and versatile accommodation in a convenient central village location. The property incorporates two reception rooms, a sitting room to the front, and to the rear is a substantial dining room which in turn accesses the kitchen. The kitchen is attractively fitted, has a door to the garden, and accesses the rear lobby beyond which is the bathroom. On the first floor are three comfortable bedrooms.

Externally there is a long garden of approx. 113ft (34.42m) which includes a paved area extending onto grass with mature beds and a selection of mature trees. The garden is enclosed by wood panel fencing to the sides. The property has a pedestrian right of way over the adjacent garden giving access to the road and the neighbouring properties have a similar right of way over the subject property's garden.

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 hairdresser. 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.

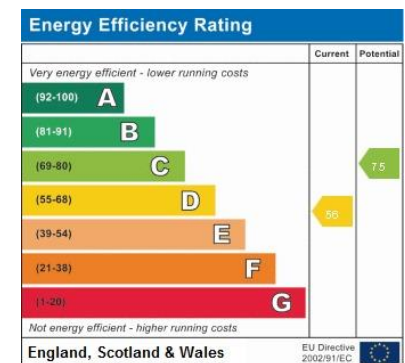
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

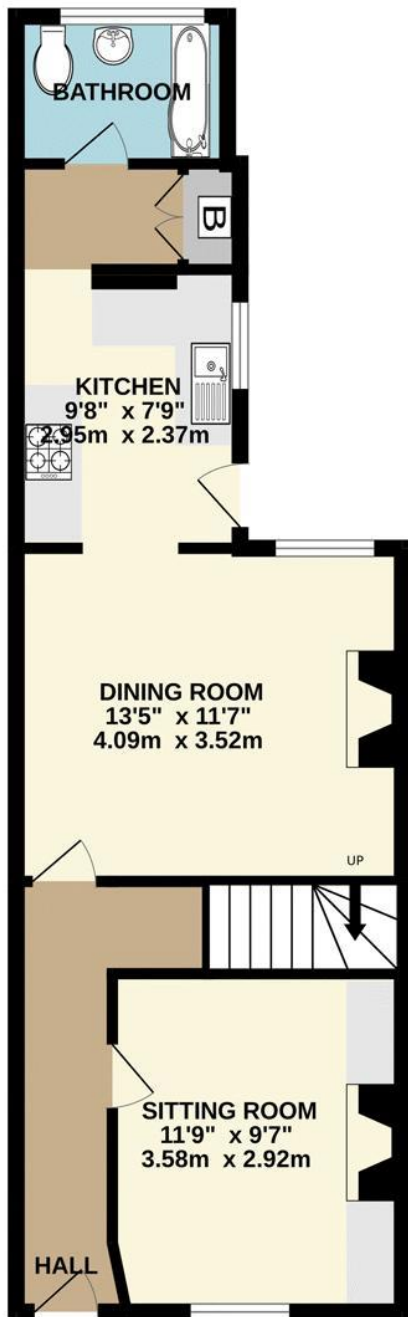
Council Tax Band: C

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

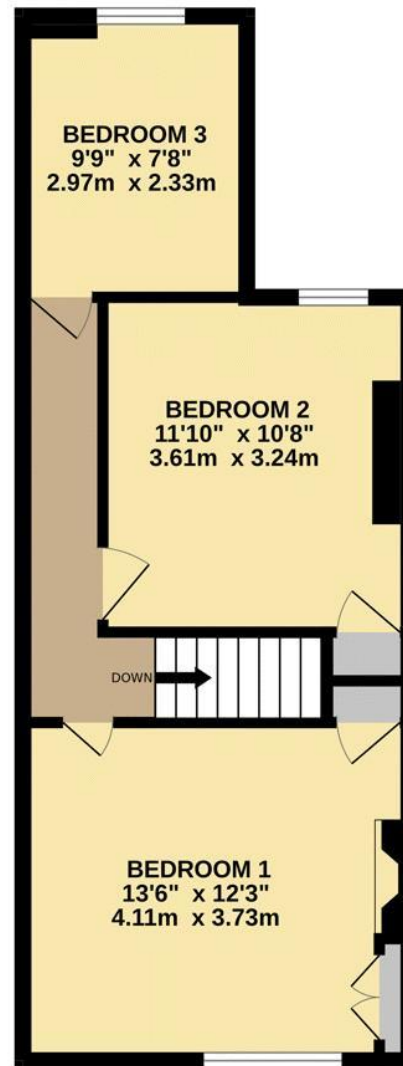
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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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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