



34 High Street, Bridge, CT4 5JZ  
£350,000

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# 34 High Street, Bridge

An attractive Grade II listed period cottage set in the heart of the popular village of Bridge boasting some lovely character features. **NO CHAIN.**

## Situation

The property is centrally located in the heart of the desirable village of Bridge, located in the Kent Downs Area of Outstanding Natural Beauty. The village offers a range of facilities including: health centre, mini market, pharmacy, dentist, hairdressers, tea room and a selection of public houses, as well as the award winning and highly rated Pig Hotel and Restaurant as well as the Michelin Star restaurant The Bridge Arms. There are regular bus services to the historic Cathedral City of Canterbury, which is just a few miles away and offers a wider range of shopping and recreational facilities, including the renowned Marlow Theatre. A high-speed main line train service from Canterbury to London with the travel time to St Pancras being some 60 minutes.

## The Property

This is a wonderful period cottage full of interest and oozing charm with its exposed beams as well as a handsome fireplace centrally positioned in the sitting/dining room with a solid fuel/wood burning stove.

The kitchen is well fitted with a variety of matching wall and base units, integral gas hob and electric oven, space for a tall fridge/freezer and plumbing for an automatic washing machine while a door opens to the lovely rear gardens.

Upstairs on the first floor is the principle bedroom with extensive fitted wardrobes along with a good size shower room and WC. A second double bedroom can be found on the upper floor although a good size it does have part-sloping ceilings partnered with a pleasant view along Bridge High Street.

## Outside

The rear garden is surprisingly generous and has a large paved patio and a neat area of lawn. Two timber sheds can be found in the garden, one with power and light, and a brick built exterior outhouse.

Side access allows entrance into the rear garden while the neighbouring property has a pedestrian right of access across the rear and side to the pavement for their bins to be collected.

## Services

All main services are understood to be connected.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: C

## EPC Rating: N/A

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

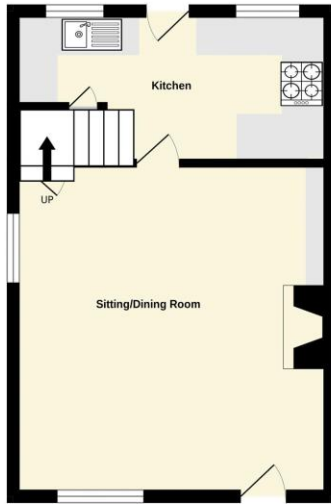




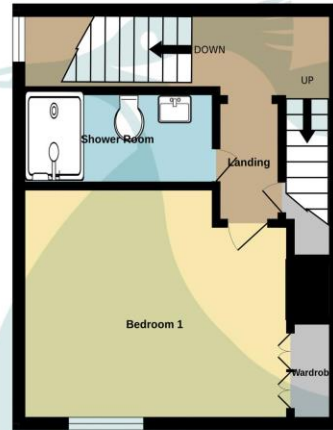
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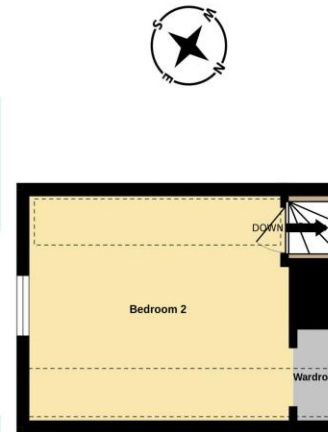
Ground floor  
304 sq.ft. (28.2 sq.m.) approx.



1st floor  
259 sq.ft. (24.1 sq.m.) approx.



2nd floor  
147 sq.ft. (13.7 sq.m.) approx.



### Sitting / Dining Room

14' 9" x 14' 8" (4.49m x 4.47m)

### Kitchen

15' 0" x 6' 10" (4.57m x 2.08m)

### Bedroom One

14' 5" x 10' 0" (4.39m x 3.05m)

### Shower Room

9' 0" x 4' 3" (2.74m x 1.30m)

### Bedroom Two

12' 10" x 11' 0" (3.91m x 3.35m)

TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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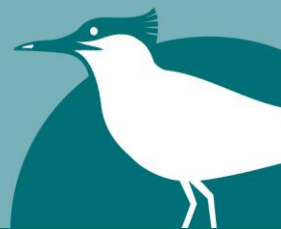
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