



72 Bridge Down, Bridge,
Canterbury, CT4 5BA
£775,000

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72 Bridge Down, Bridge, Canterbury

A large extended detached house with adaptable accommodation, double garage with extensive parking set within beautiful established gardens and situated in a popular cul-de-sac on the edge of the desirable village of Bridge.

Situation

The property is situated in a sought-after location on the edge of the village of Bridge. The village offers many local amenities including mini market, health centre, pharmacy, dentist, hairdressers, tea rooms, village school and selection of public house/restaurants, including the Michelin Star Bridge Arms and the highly rated Pig Hotel and Restaurant. The surrounding countryside is ideal for walking, cycling, and riding. The cathedral city of Canterbury is easily accessible and offers a comprehensive range of shopping, leisure, and educational facilities. The village enjoys a regular bus service to Canterbury and Folkestone and the A2, with its links to the M2, is nearby. Train stations can be found at Bekesbourne and Canterbury which has the high-speed line to London St Pancras. The Channel port of Dover, together with the Folkestone terminal of the Channel Tunnel are all easily accessible. Ashford International Station provides links to the Eurostar service to Europe.

The Property

This is a super family size house positioned in its own generous beautifully tended gardens set well back with generous frontage. The accommodation is surprising, it offers adaptable light and airy living space which includes a large double aspect sitting room with an enclosed wood burning stove, a large study/music room, an extensive kitchen with matching units, granite worktops and fitted appliances, while a separate dining room and conservatory both lead off from here. A superb family room has wide double doors opening to the sun terrace and additional utility room, which also has a door opening to the front driveway (these rooms could be used as an annexe especially as it has its own front door). Upstairs are four bedrooms

two have ensuite facilities as well as a spacious family bathroom.

Outside

The gardens at the rear have been lovingly tended and thoughtfully considered and now encapsulate a typical village style garden filled with a variety of trees, plants and shrubs creating interest and colour. A large sun terrace adjoins the rear of the property and conservatory creating a wonderful outside space in which to enjoy alfresco dining. The front gardens are neat open plan lawn with generous paved driveway parking and double garage with electric roller door.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: C

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.

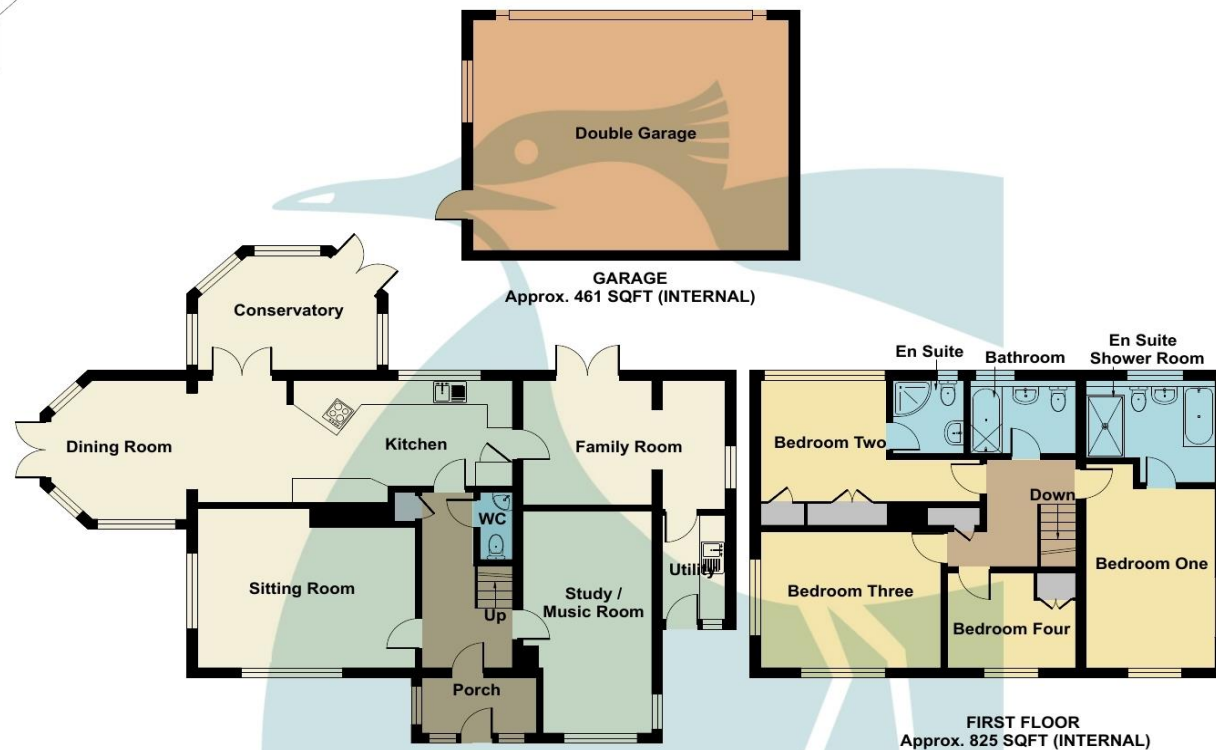


To view this property call Colebrook Sturrock on **01303 840422**

Double Garage 24'5" x 18'10" (7.44m x 5.74m)

Total Approximate Area = 2102 sq ft / 195.2 sq m
 Garage = 461 sq ft / 42.8 sq m
 Total = 2563 sq ft / 238 sq m

For identification only - Not to scale



GROUND FLOOR
 Approx. 1277 SQFT (INTERNAL)

FIRST FLOOR
 Approx. 825 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1125575



Sitting Room
 16' 10" x 13' 1" (5.13m x 3.98m)

Dining Room
 11' 4" x 10' 6" (3.45m x 3.20m)

Conservatory
 13' 11" x 9' 5" (4.23m x 2.86m)

Kitchen / Dining Room
 24' 4" x 9' 10" (7.42m x 2.99m)

Family Room
 15' 10" x 10' 6" (4.82m x 3.20m)

Utility Room
 8' 6" x 4' 10" (2.60m x 1.41m)

Study / Music Room
 18' 3" x 9' 6" (5.56m x 2.89m)

Downstairs wc

Bedroom One
 16' 8" x 9' 11" (5.09m x 3.03m)

Bedroom One Ensuite
 9' 11" x 8' 2" (3.02m x 2.50m)

Bedroom Two
 16' 11" x 9' 11" (5.16m x 3.02m)

Bedroom Two Ensuite
 6' 0" x 5' 5" (1.82m x 1.66m)

Family Bathroom
 8' 2" x 6' 8" (2.50m x 2.02m)

Bedroom Three
 13' 11" x 11' 2" (4.24m x 3.41m)

Bedroom Four
 9' 11" x 7' 10" (3.02m x 2.38m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.