



Badgers Mount, Conyngham Lane,
Bridge, Canterbury, CT4 5JU

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Badgers Mount

Conyngham Lane, Bridge, Canterbury

A detached light and spacious, four bedroom family house positioned within a desirable location in the village of Bridge.

Situation

Badgers Mount is conveniently positioned in a private location close to the centre of Bridge with all its local shops and amenities. Bridge boasts a mini supermarket, pharmacy, health centre, dentist, hairdressers, primary school plus a 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, forming part of the Kent Downs Area of Outstanding Natural Beauty. 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 link to London St Pancras giving access to the capital in under the hour. The Channel port of Dover, together with the Folkestone terminal of the Channel Tunnel are all within a short driving distance.

The Property

Badgers Mount is a detached family house excellently positioned in an elevated spot offering wonderful views across the village and across to the beautiful St Peters church. It was originally built in the 1940's as the local police houses, then around 2005 it was converted from two houses into one, and now a family house that would certainly benefit from modernisation and updating. There is ample potential with this property, especially as the other four houses in this small private lane have been altered, changed, and updated over the years, in fact, the current owners received planning permission to demolish the property and build a five-bedroom house (this planning has since lapsed). The accommodation at present is spacious

and light and would suit a family wanting to live in the main hub of Bridge with the added benefit of being able to make this substantial house into a modern and stylish family home.

Outside

The rear garden is mainly lawn, fully enclosed with a brick built path and hard standing. To the front is a generous amount of parking as well as a detached garage, open plan lawn and a further area extending down to the side.

Services

All mains' services connected. New boiler installed November 2023.

Local Authority

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

Tenure

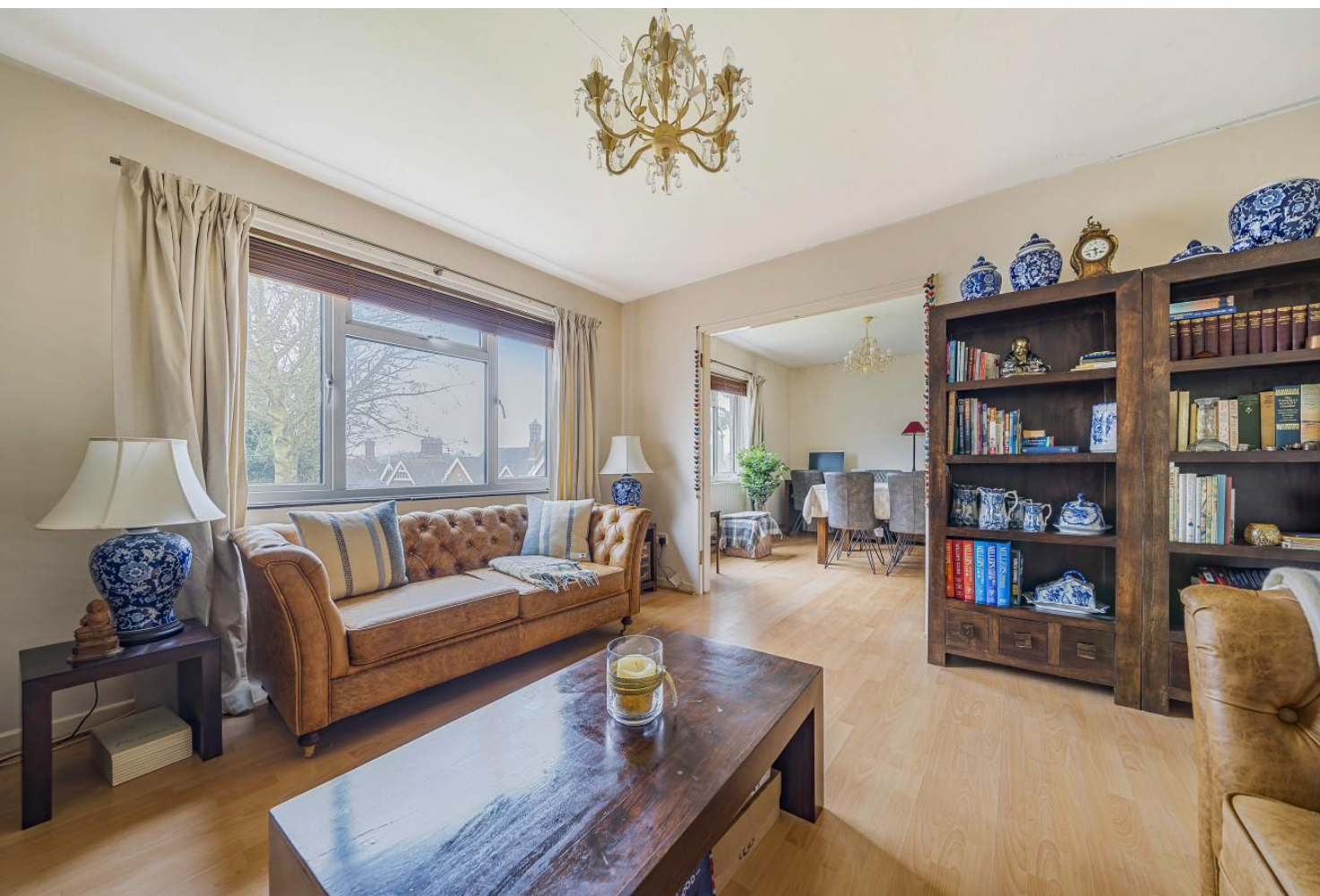
Freehold

Current Council Tax Band: D

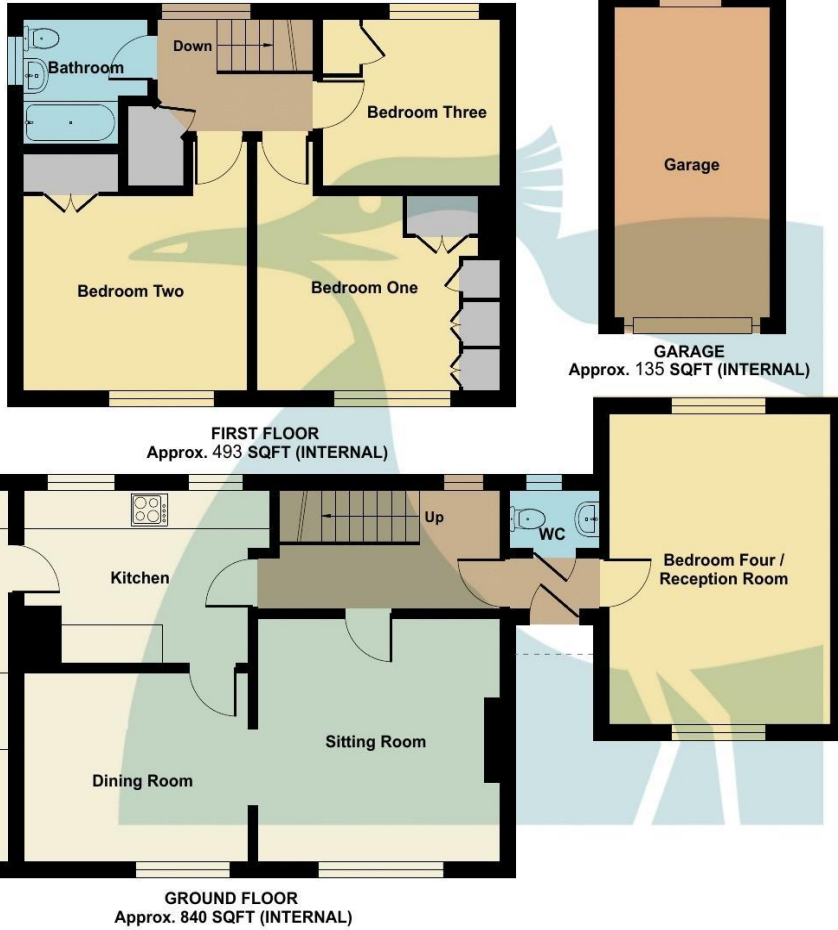
EPC Rating: D

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**



Total Approximate Area = 1333 sq ft / 123.8 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1468 sq ft / 136.3 sq m
 For identification only - Not to scale

Entrance Hall

Sitting Room

13' 0" x 12' 10" (3.96m x 3.91m)

Dining Room

11' 11" x 9' 10" (3.63m x 3.00m)

Kitchen

13' 1" x 9' 0" (3.99m x 2.74m)

Utility Room

19' 4" x 5' 4" (5.89m x 1.63m)

WC

Bedroom Four / Reception Room

16' 2" x 11' 10" (4.93m x 3.61m)

Bedroom One

13' 1" x 13' 1" (3.99m x 3.99m)

Bedroom Two

12' 11" x 11' 11" (3.94m x 3.63m)

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

Bathroom

Garage



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: 1075940

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

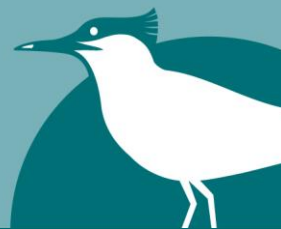
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

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