



21 Brewery Lane  
Bridge, Canterbury, CT4 5LD  
£265,000

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# 21 Brewery Lane

Bridge, Canterbury

An attractive period terraced cottage offering characterful accommodation and delightful views over paddocks.

## Situation

Situated in a small lane in the centre of Bridge convenient for all the local shops and amenities; these include a mini market, health centre, pharmacy, dentist, hairdressers, tea room, Primary school and a selection of public houses and restaurants, including the Michelin Star Bridge Arms and the highly rated Pig Hotel and Restaurant. 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. There are excellent road links to the A2/M2, the port of Dover and Folkestone Euro Tunnel terminal.

## The Property

Ideally positioned in the heart of the sought-after village of Bridge, Canterbury, this charming home enjoys an enviable setting adjoining open fields. The accommodation includes an enclosed entrance porch leading into a welcoming sitting room. From here, you'll find a well-appointed kitchen with a range of matching wall and base units, space and plumbing for a washing machine, and additional space for a fridge freezer. Upstairs, there is a generously sized double bedroom featuring built-in wardrobes, with direct access to a well-proportioned bathroom. This delightful cottage is perfect for a first-time buyer, an investor, or as a peaceful countryside retreat.

## Outside

The enclosed rear garden is of a good size, featuring a lawn with well-stocked borders, a garden shed, and a patio at the far end—an ideal spot to enjoy the picturesque meadow views. The front garden has been beautifully landscaped in a classic English cottage style, adding to the property's charm.

## Services

All mains service are understood to be connected.

## Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

**Current Council Tax Band: B**

**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.





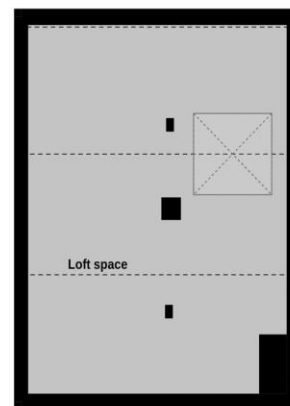
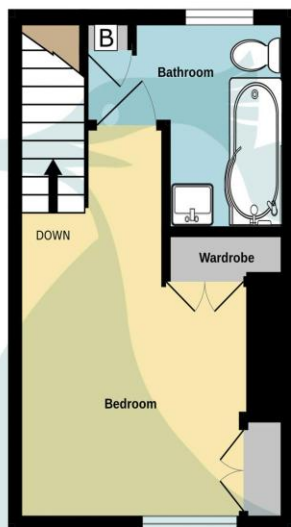
To view this property call Colebrook Sturrock on **01303 892000**



Ground floor  
219 sq.ft. (20.4 sq.m.) approx.

1st floor  
157 sq.ft. (14.5 sq.m.) approx.

2nd floor  
157 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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## Entrance Porch

5' 2" x 2' 10" (1.57m x 0.86m)

## Sitting Room

11' 4" x 11' 0" (3.45m x 3.35m)

## Kitchen

11' 5" x 7' 0" (3.48m x 2.13m)

## First Floor

## Bedroom

14' 6" x 9' 9" (4.42m x 2.97m) plus wardrobes

## Bathroom

8' 7" x 7' 6" (2.61m x 2.28m)

## Loft space

14' 2" x 11' 5" (4.31m x 3.48m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 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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