



Bridge House, Bridge Hill
Hacklinge, Deal, CT14 0AY
£725,000

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Bridge House

Bridge Hill, Hacklinge, Deal

A deceptively spacious and extended family home with immense charm and character located in a desirable 'tucked away' location

Situation

Hacklinge is a pretty semi-rural village conveniently located between the popular towns of Deal & Sandwich where an extensive range of shopping, leisure and schooling facilities can be found, as well as high speed train links to London St Pancras. The local Algar Lodge Farm Shop offers a wonderful selection of local produce with a butchery, deli, bakery and popular cafe. The farm shop is open 7 days a week.

Services

Mains water, electricity and drainage are connected to the property - oil fired central heating.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: E

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.

The Property

Believed to date from the 19th century with later additions, this wonderful family home offers extensive and adaptable accommodation which is arranged over two floors and comprises; sitting room, dining room, kitchen / breakfast room, conservatory, music room / library, second larger conservatory, study, boot room, cloakroom, and utility room. The first floor has two en-suite bedrooms with a further two bedrooms and a shower room.

Outside

The front gravelled forecourt is enclosed and accessed via remote controlled wrought iron gates allowing ample off-road parking for numerous vehicles. The detached double garage has an up and over door, personal door and an external staircase leading to the studio room over with power connected. The gardens surround the property and are well maintained with an established and extensive variety of tree, shrub and flower borders featuring an impressive Monkey Puzzle tree. A large patio is located immediately behind the conservatory with a further terrace and sunken patio. There are three garden sheds and a timber built summerhouse.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		
1-20	G		



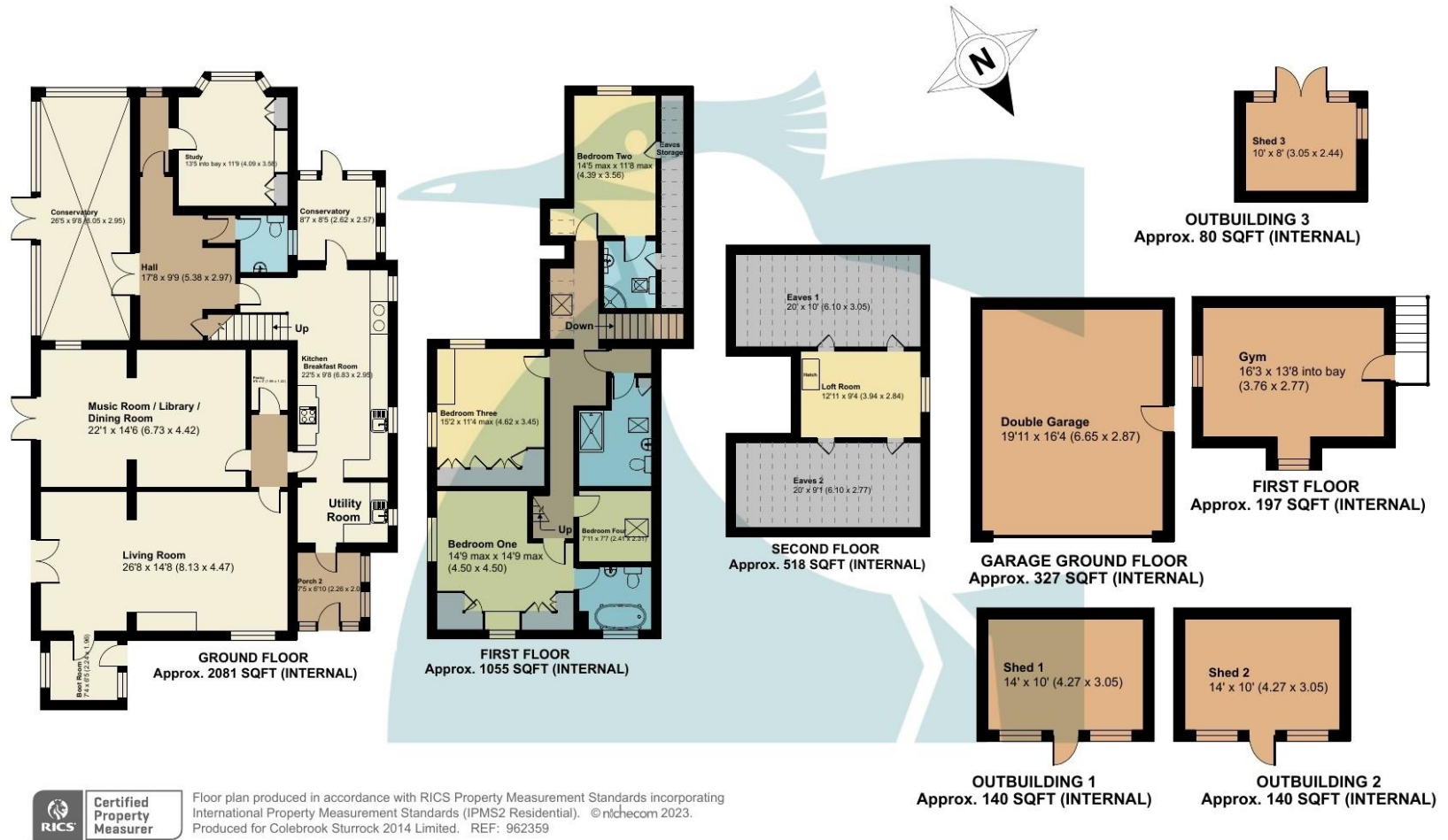
To view this property call Colebrook Sturrock on **01304 612197**

Denotes restricted head height

Total Approximate Area = 4038 sq ft / 375.1 sq m (includes garage / outbuildings)

Limited Use Area(s) = 500 sq ft / 46.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 962359

19 Market Street, Sandwich, Kent CT13 9DA
 t: 01304 612197
 sandwich@colebrooksturrock.com



colebrooksturrock.com



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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