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Alexandra House, 38 High Street, Bridge, Canterbury, Kent

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## Alexandra House, 38 High Street, Bridge, Canterbury, CT4 5JZ

### Guide Price £950,000 Freehold

An imposing detached Grade II Listed 6 bedroom Georgian family home with off street parking situated in the centre of the sought-after village of Bridge.

- Six Bedroom Detached Family Home
- Off Road Parking
- Potential To Create A 2 Bedroom Annexe
- Four Reception Rooms
- Wonderful Period Features
- Three Bathrooms
- Cellar
- South-West Facing Rear Garden
- Gas Central Heating

Alexandra House is bright and spacious and offers over 3,000 sq ft of living accommodation. The tall ceilings add to the sense of space and the period features give a very homely feel. There are three sitting rooms on the ground floor along with a formal dining room, kitchen, bathroom and boot room.

The main staircase in the original part of the house leads to the four larger bedrooms and family shower room while a second staircase in the extension leads to bedrooms 5 & 6 and a further shower room.





It is thought the rear of the house would lend itself very well to becoming an annexe or holiday let – subject to any necessary consents.

Bridge is one of the most sought-after villages in the Canterbury area and is within 1 mile of the A2 dual carriageway. Canterbury is about 3 miles distant and offers an excellent range of shopping, educational and leisure facilities. Educationally, the area is very well provided for with a wide choice of schools for all ages and abilities in both the state and private sectors. The HS1 fast service runs from Canterbury West Station to London St Pancras taking under an hour and the ferry port is approximately 14 miles distant.

Bridge itself has a primary school, the Michelin starred Bridge Arms and the highly regarded Pig hotel as well as a Doctor's Surgery, Pharmacy, and village shop as well as miles of beautiful walks in the surrounding Area Of Outstanding Natural Beauty - all within a 5 minute walk of the house.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'G' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 2/4/24

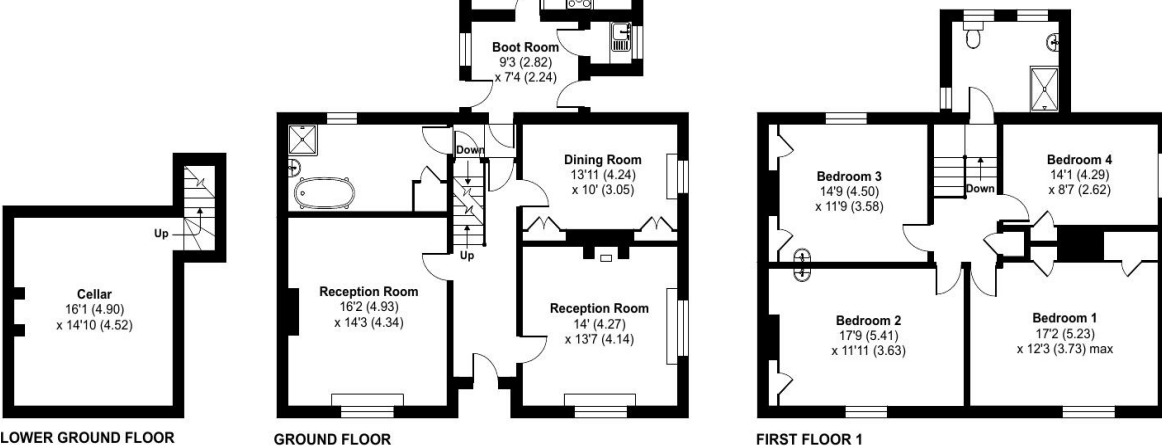
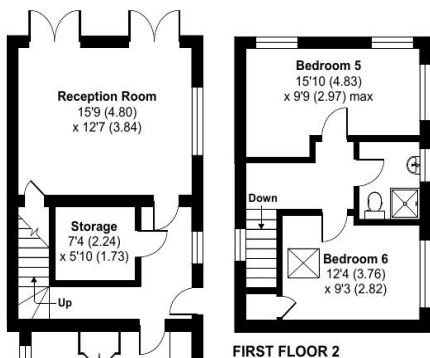
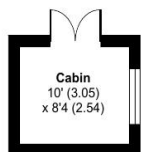






Approximate Area = 3113 sq ft / 289.2 sq m  
 Outbuilding = 83 sq ft / 7.7 sq m  
 Total = 3196 sq ft / 296.9 sq m  
 For identification only - Not to scale

Garden  
 Approximate  
 60' (18.28) x 50' (15.24)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 993908

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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