



Felix Cottage, 70 High Street, Bridge, Canterbury, Kent, CT4 5LA

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**Felix Cottage, 70 High Street, Bridge,
Canterbury, Kent, CT4 5LA**

Guide Price £315,000 Freehold

A well presented two bedroom cottage which is full of period features situated in the heart of this sought-after village.

- Two Bedroom Period Cottage
- Well Presented Throughout
- Wonderfully High Ceilings
- Many Period Features Throughout
- Two Reception Rooms
- Two Bathrooms
- 108' Rear Garden
- Gas Central Heating
- Situated In The Centre Of The Village
- No Chain

The front door opens to the entrance hall which leads to the dining room to the front of the cottage - a delightful room with a feature fireplace with built in cupboards and shelving to either side. The sitting room is to the rear of the cottage and has another fireplace, French doors leading to the garden and a useful under stairs cupboard.

The kitchen is fitted with a range of wall and base units and has spaces for appliances. From here, a door leads through to the rear lobby and on to the downstairs bathroom.



Upstairs, both bedrooms are good size doubles with bedroom one benefitting from an en-suite shower room.

Outside, there is a pretty cottage style rear garden which measures approximately 108' x 14' and is fence and hedge enclosed and has a lovely potting shed. The garden is mainly block paved with a variety of established trees, shrubs and flower borders.

Agent's note: There is a right of way for neighbours to cross the garden which is typical of terrace cottages dating to this period.

Bridge is one of the most sought-after villages in the Canterbury area and is within one mile of the A2 dual carriageway. Canterbury is about 3 miles distant with an excellent range of shopping, educational and leisure facilities. There is a wide choice of schools for all ages and abilities in both the state and private sector in the locality. 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 and miles of beautiful walks in the surrounding Area Of Outstanding Natural Beauty - all within a 5 minute walk of the house.

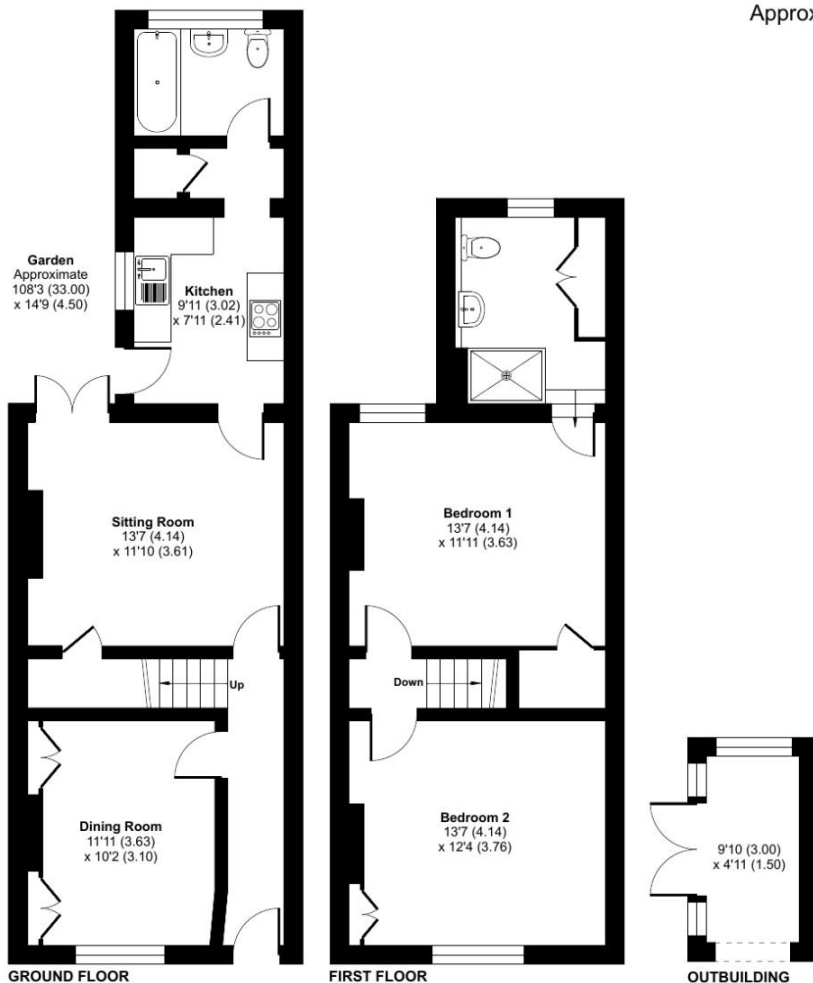
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

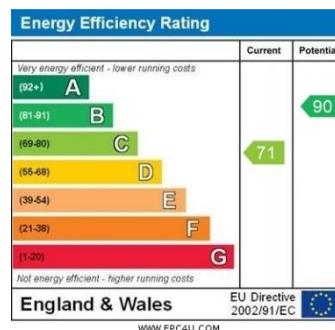
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 19/12/24 and amended on 22/04/25.





Approximate Area = 1003 sq ft / 93.1 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1051 sq ft / 97.5 sq m
 For identification only - Not to scale



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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