



Charles Bainbridge



24 Union Road, Bridge, Canterbury, Kent
CT4 5LN

£625,000

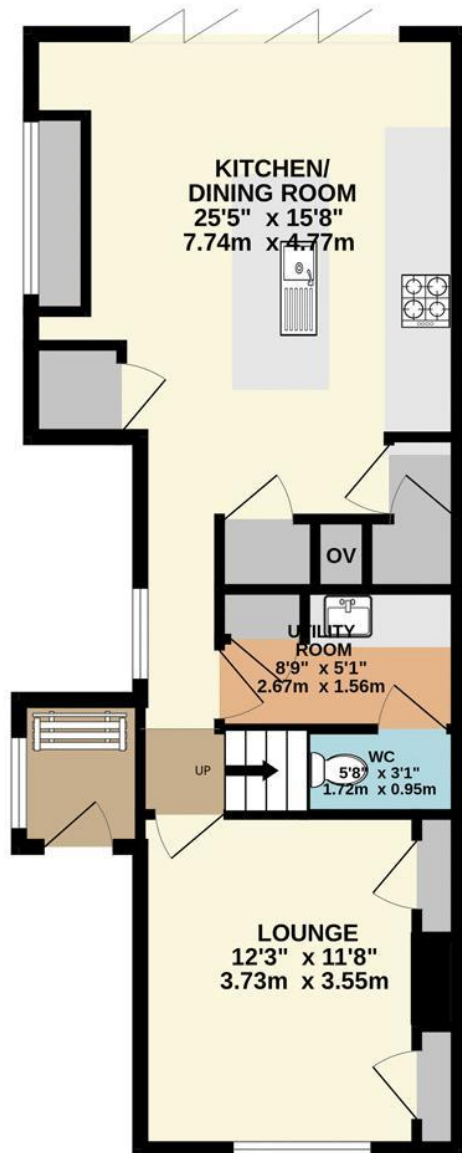




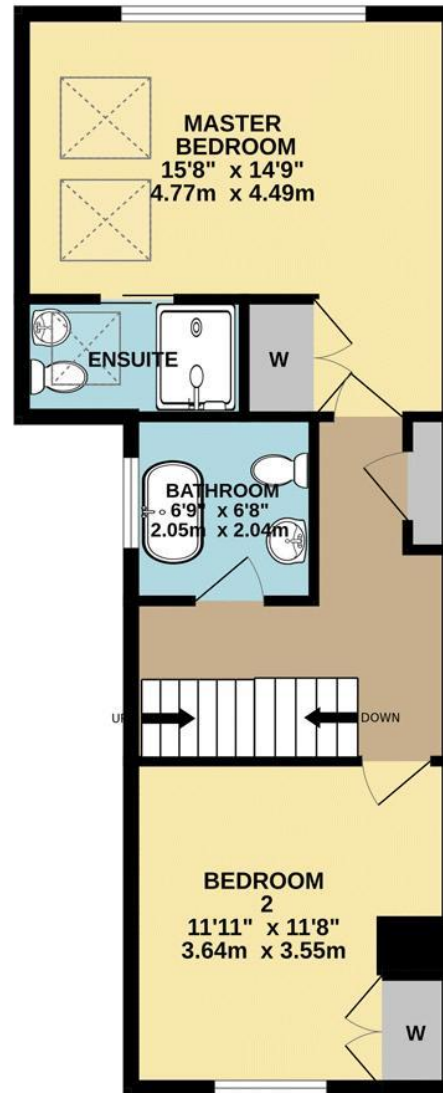
Set along the charming and desirable Union Road in the village of Bridge, this thoughtfully extended period property offers a seamless blend of classic character and modern refinement. From the moment you arrive, the home's welcoming frontage, complete with driveway, detached garage and mature greenery, sets a warm and attractive tone. Behind its traditional brick façade lies a home that has been elegantly updated to meet the needs of contemporary living while preserving the charm of its origins. Step through the front door and you're greeted with an interior that has been thoughtfully renovated to a superb standard. Throughout all three floors, the property features wet underfloor heating with zoned temperature controls, delivering an energy efficient and modern approach to ambient. The home's original features have been sensitively restored, while modern upgrades bring a sense of effortless luxury. The front reception room offers a calm and cosy atmosphere, complete with a wood-burning stove set into an exposed brick hearth and bespoke cabinetry, perfect for evenings in. At the heart of the home lies a truly stunning open-plan kitchen, dining, and living space housed in the rear extension. Bathed in natural light from wide glazed doors and overhead lighting, this area has been designed with both family life and entertaining in mind. The kitchen features sage-painted shaker cabinetry, brass fittings, integrated appliances, and a generous island with breakfast bar seating. Adjacent sits a large dining space with views across the landscaped garden—an ideal setting for hosting guests or enjoying peaceful weekend brunches. The practical touches continue with a utility/boot room cleverly finished in rich green cabinetry and traditional butler sink. The central staircase leads to a bright and airy upper landing, leading to a standout vaulted master bedroom, which boasts striking architectural design including a full-height gable window dressed with sheer curtains and twin skylights that flood the space with natural light. This room also benefits from a luxurious en-suite shower room. EPC Rating 79C

Union Road offers not only a beautifully crafted living space but also a lifestyle. Located in the sought-after village of Bridge, it enjoys close proximity to Canterbury, highly regarded local schools, countryside walks and excellent transport links. With its perfect marriage of old and new, inside and out, this is a truly special home that must be viewed to be fully appreciated.

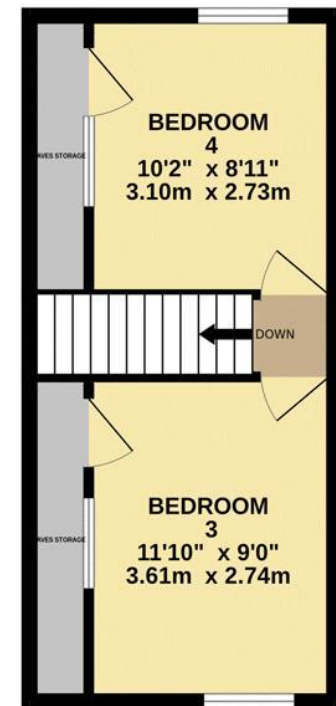
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.

TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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