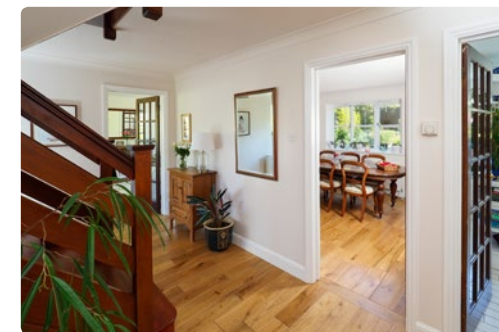




Laudin House, High Street, Bridge, CT4 5JY

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Laudin House, High Street, Bridge CT4 5JY

- Splendid 2000 Sq.Ft Detached Residence
- Five Bright & Airy Double Bedrooms & Two Luxury Bathrooms
- Three Delightful Reception Rooms
- Stunning Solid Oak Flooring Throughout
- Substantial 0.19 Acre Plot Of Immaculate Gardens
- Double Detached Garage & Driveway
- Situated In Bridge High Street
- Three Miles From The Cathedral City Of Canterbury

SITUATION:

The village of Bridge is situated in the Nailbourne Valley in an attractive rural setting on the old Roman road of Watling Street. It lies 2.5 miles south east of Canterbury and 12 miles from Dover. Bridge, like other similar villages in the locality is a popular residential area for people working in Canterbury and other nearby towns. It has a Post Office, butchers, a health centre, primary school, dental surgery, mini market, three pubs and many other facilities.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private

schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching. There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.



DESCRIPTION:

A charming five-bedroom detached house, set within a 0.19 acre plot which includes a substantial driveway.

Laudin House is situated in the sought after village of Bridge and has seen numerous improvements over recent years, including beautiful solid oak flooring throughout, elegant décor and extensive landscaping within the garden.

This property offers over 2000 sq.ft of highly versatile accommodation, with the option to extend into the loft or convert the double garage (subject to planning)

The glazed front door allows light to flood through this bright and airy house, a grand entrance hall gives a warm welcome and provides access to all main reception rooms as well as a stylish cloak room.

To the left there is a triple aspect sitting room, with an open fire place encompassed



within a brick surround. This room connects perfectly to the garden through the sliding doors and can also be opened into the dining room, which also overlooks the garden.

To the right of the hallway at the front of the house there is a dual aspect snug with gas fire, this is a perfect peaceful room for reading or could equally become a children's playroom.

The kitchen breakfast room has been extended into the utility area allowing this space to feel open and sociable, whilst still offering a separate utility area for laundry appliances. There is an array of whitewashed kitchen units set upon stylish metro floor tiles.

The solid wood staircase rises to the first floor which has also been decorated in the same calm palette that complements the oak flooring. The current owner has a real flair for interior design and has embraced the

minimalistic scandic look with clean fresh lines and beautiful plants.

There is a well-appointed family bathroom encased in a marble surround and five generously proportioned bedrooms. The main bedroom is particularly large and has fitted wardrobes and an elegant ensuite shower room.

OUTSIDE:

The driveway sweeps up the side of the house to the double garage which has a solid wood door and a pitched roof, there is potential here to create a self-contained annexe subject to planning.

The walled garden is tiered and has been beautifully landscaped with an immaculate lawn, mature shrubs and small trees which offer a delicate amount of shade in the seating areas dotted around the garden.











TOTAL FLOOR AREA: 2287 sq. ft (212 sq. m)
 HOUSE: 2002 sq. ft (186 sq. m)
 GARAGE: 285 sq. ft (26 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 All mains services are connected

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