



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

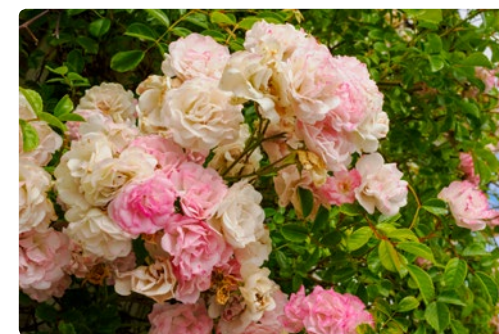
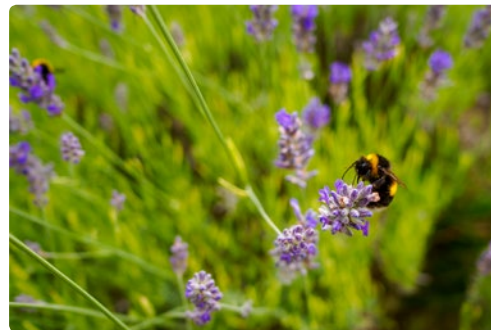
www.foundationestateagents.co.uk



Bridge Down, Station Road, Bridge, Canterbury, CT4 5AL

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



Bridge Down, Station Road, Bridge, Canterbury, CT4 5AL

- Artistically Presented Detached Residence
- Almost 2000 Sq.Ft Of Versatile Accommodation
- Five/Six Bedrooms & Three Bathrooms
- Open Plan Living Areas & Utility Area
- Recently Installed Quartz Top Kitchen
- Set With 0.30 Acres Of Beautiful Grounds
- Stunning Far reaching Views
- Walking Distance To Bridge Village

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 southeast 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:

An artistically presented five-bedroom detached period property, offering almost 2,000 sq. ft. of versatile accommodation, which has seen significant enhancements in recent years. Bridge Down Cottage occupies 0.30 acres of beautiful grounds with far-reaching views over rolling countryside and is located within walking distance of Bridge village.

The attractive pale-painted, symmetrical façade features colonial cottage-style windows set on either side of the oak front door, which sits beneath a pitched porch that projects from the front of the house.

An elegant entrance hall leads to a dual-aspect living room with whitewashed beams, an open fireplace, and a wood-burning stove. To the rear of the room, there is access to the garden.



The kitchen/breakfast room boasts vaulted ceilings with skylights that flood the space with natural light. The recently installed kitchen includes an array of wall and floor units, integrating all main appliances and surrounding a double range stove.

Quartz worktops and wood-effect flooring complete the space beautifully, whilst a dining area is positioned adjacent to the French doors.

The space is further complemented by a utility room with ample space for laundry appliances, and it includes a convenient shower, basin, and WC.

To the west wing of the house, there are two bedrooms and a well-appointed family bathroom. Two staircases lead to the first floor, where additional bedrooms are located. The main suite features an open bathroom with a slipper bathtub, basin, and separate WC.

OUTSIDE:

Bridge Down Cottage occupies 0.30 acres of beautiful grounds, including a long driveway leading to a detached double garage/workshop. A patio area spans the full width of the house, with steps leading up to a lawn interspersed with established shrubs, fruit trees, and colourful borders.

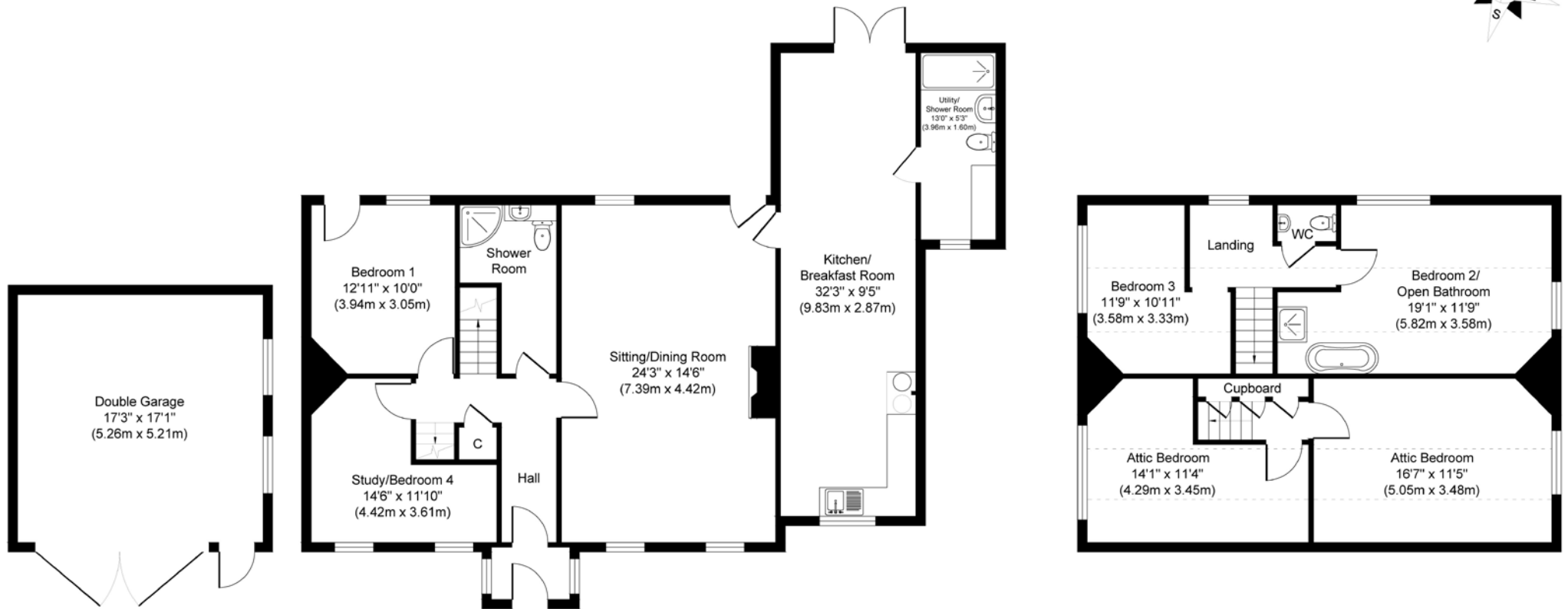
To the rear of the garden is a kitchen garden with a greenhouse and ample space for growing fruit and vegetables. The views from the top of the garden extend over rolling countryside.











TOTAL FLOOR AREA: 2219 sq. ft (206 sq. m)
HOUSE: 1924 sq. ft (89 sq. m)
GARAGE: 295 sq. ft (27 sq. m)



EPC RATING
E



COUNCIL TAX BAND
D



GENERAL INFORMATION
Gas fuelled central heating & Private drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

