



The Burden, Conyngham Lane, Bridge, Kent

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The Burnden

2 Conyngham Lane, Bridge, Kent CT4 5JU

A stylish five-bedroom detached home with beautifully presented garden, in a sought-after village setting

Canterbury city centre 2.7 miles, Canterbury West station 3.9 miles (London St Pancras from 54 minutes), M2 (Junction 7) 10 miles

Porch | Reception hall | Sitting room | Dining/family room | Kitchen/breakfast room | Laundry room | Utility | 2 Cloakrooms | Principal bedroom with en suite bathroom | 3 Further bedrooms (2 en suite) | Study/play room | Office/bedroom 5 | Family bathroom | Attic Garage | Shed | Workshop | Greenhouse
Garden | EPC rating C

The property

The Burnden is a stunning detached family home offering more than 3,300 sq ft of beautifully appointed accommodation arranged over three light-filled floors. The property features weather-boarded elevations and bright, airy reception rooms with exposed timber joinery and high-quality fittings throughout.

The welcoming reception hall has a galleried landing above, creating a sense of space and light. The bright 25ft sitting room has French doors opening to the garden, whilst the dining/family room has a kitchenette and access to the cloakroom; the room also benefits from wooden flooring, underfloor heating, a brick-built fireplace and bi-fold doors to the patio.

The kitchen is fitted with a range of Shaker-style units and integrated appliances, while the breakfast area has underfloor heating and an impressive, vaulted ceiling with skylights overhead. Adjoining laundry and utility rooms offer further room for appliances and household storage.

Five well-presented bedrooms are arranged off the galleried first-floor landing. The generous principal bedroom has a luxury en suite with a freestanding bath, while two further bedrooms have en suite shower rooms. A mezzanine area above the fourth bedroom is currently used as a study/play space, whilst the fifth bedroom is currently arranged as a home office. The family bathroom has dual washbasins and an over-bath shower. A sizable, fully-boarded and well-lit attic is accessed from a separate staircase.

Outside

The shingle parking area to the front is at the head of a long private driveway owned by the property; this provides plenty of parking space as well as giving access to the integrated garage and workshop.

Colourful borders surround the driveway, while the secluded rear garden has further well-stocked beds with various shrubs and flowering perennials. The garden also features two patios for al fresco dining, a well-maintained lawn, shingle pathways and several outbuildings, including a greenhouse, a shed and a workshop.

Location

Bridge is situated in the Nailbourne Valley with amenities including a post office, a convenience store, two pubs, a health centre, dental surgery and primary school. Nearby Canterbury has a thriving city centre offering an array of stores alongside a mix of independent retailers, restaurants and a selection of leisure and recreational amenities, including the Marlowe Theatre. There are well-regarded schools in both state and private sectors, including the King's School, St Edmund's School and the Langton Grammar Schools.

Canterbury has two stations offering regular services to London Victoria, Charing Cross and Cannon Street whilst the High-Speed service connects with London St Pancras from Canterbury West station in under an hour. The A2/M2 connects to London and the wider motorway network, and the area has good access to the Continent.





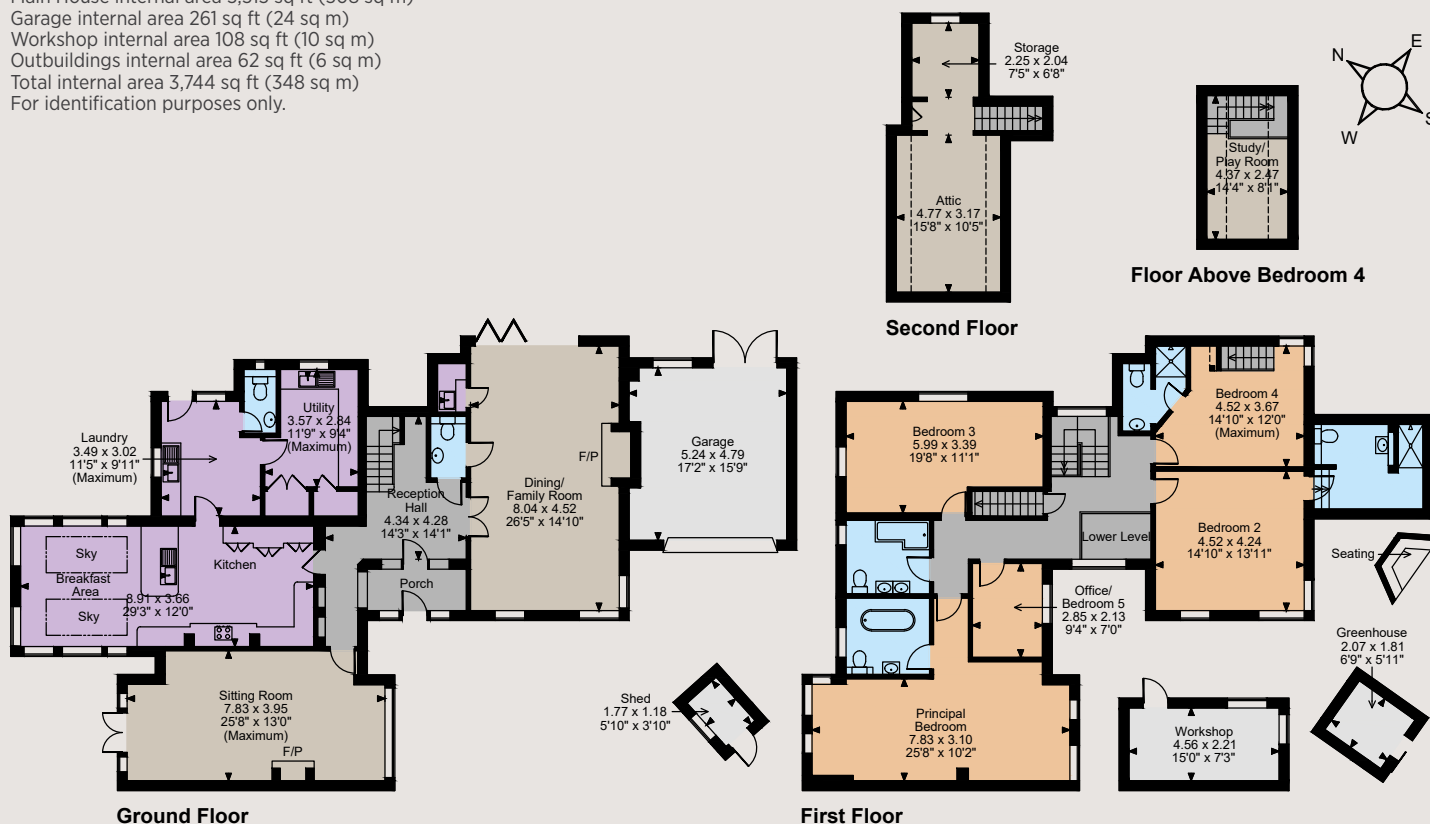








The Burrden, Conyngham Lane, Bridge, Kent
 Main House internal area 3,313 sq ft (308 sq m)
 Garage internal area 261 sq ft (24 sq m)
 Workshop internal area 108 sq ft (10 sq m)
 Outbuildings internal area 62 sq ft (6 sq m)
 Total internal area 3,744 sq ft (348 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Canterbury: Leave on New Dover Road and continue onto the A2, keeping to the left lane to take the slip-road sign-posted to Bridge. At the T-junction, turn right then bear left onto Town Hill. At the next junction, turn left to join High Street. Turn left onto Coyngnam Lane then take the entrance immediately on the right. The Burrden is the second property on the left.

What3Words///nicely.airliners.flirts brings you to the property's driveway.

General

Local Authority: Canterbury City Council

Services: All mains services; gas and hot water underfloor heating

Council Tax: Band D

Tenure: Freehold

Guide Price: £1,195,000

Agent's Note: The neighbouring property has shared access across the driveway.

Canterbury

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