



River House
Bridge, Canterbury, Kent

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& PARKER
BNP PARIBAS GROUP

A beautifully presented Grade II listed house with stunning gardens, in a highly regarded central village setting.

A fine detached period house with extensive accommodation, set in the heart of the sought-after village of Bridge, just outside Canterbury. The property features elegant, understated accommodation with a wealth of attractive original details, while outside there are splendid gardens, all just moments from village amenities.



**4 RECEPTION
ROOMS**



7 BEDROOMS



**3 BATHROOMS
2 CLOAKS**



**DOUBLE
GARAGE**



**0.29 OF AN
ACRE**



FREEHOLD



VILLAGE



3,772 SQ FT



**GUIDE PRICE
£1,495,000**



The property

River House is a handsome detached Grade II Listed Georgian property offering almost 4,000 sq ft of stylish accommodation arranged over three floors. The property features an attractive rendered frontage with red brick elevations to the side and rear; inside there are original fireplaces, corniced ceilings and sash windows, lending the accommodation a sense of period splendour throughout.

The welcoming hallway leads to the main reception room, the 27ft drawing room with its wooden flooring, panelled walls, front bay window and a wood-burning stove. There is a comfortable family room at the front, also with a bay window welcoming plenty of natural light, while further back there is a useful home study.

Towards the rear, a cottage has been integrated with the addition of a sun/utility room and features a reception room, kitchen area and conservatory (currently used as a gym) on the ground floor and a

bedroom and a bathroom on the first floor. These all provide space in which to relax and entertain, with both the sun room and gym area having conservatory-style panoramic windows and glass roofs.

Also at ground level, accessed through the drawing room, is the well-proportioned kitchen and dining room. The kitchen features elegant, fitted units in white, a breakfast bar, a stainless steel range cooker and integrated appliances, while there is also space for a family dining table. French doors open to the patio and gardens at the side.

The first floor provides access to five well-presented double bedrooms, including the principal bedroom with its walk-in wardrobe. There is also a family bathroom, with separate shower and WC, with an additional bathroom located at the opposite end of the corridor. A sixth bedroom is located on the second floor, with access to loft storage space.







Outside

The front door opens to the pavement along the High Street, with established trees and hedgerows providing privacy.

Access for vehicles is via the shared driveway at the side, which is approached via a lane a little further along the High Street and leads to a double garage with office space or storage above.

The delightful walled gardens to the side and rear of the house feature patio areas for al fresco dining, with pristine, extensive areas of lawn, bordered by well-kept hedgerows and a wealth of mature trees, as well as various colourful flowering perennials.

Location

Bridge is a highly regarded village just outside Canterbury, known for its attractive setting within the Kent Downs Area of Outstanding Natural Beauty. It has a strong sense of community and offers good local amenities, including a primary school, pubs and shops,

Less than five miles away, historic Canterbury offers an excellent range of shops, supermarkets, leisure and cultural facilities, along with outstanding educational establishments.

The area is well connected by road via the A2 and M2, while Canterbury West station provides High-Speed services to London St Pancras in under an hour. The Continent is easily reached via Eurotunnel and the Port of Dover.



Distances

- Canterbury 4 miles
- Petham 5 miles
- Ashford 17.4 miles

Nearby Stations

- Canterbury West
- Canterbury East

Key Locations

- The Pig Hotel and Restaurant
- The Bridge Arms
- Canterbury Cathedral
- The Marlowe Theatre

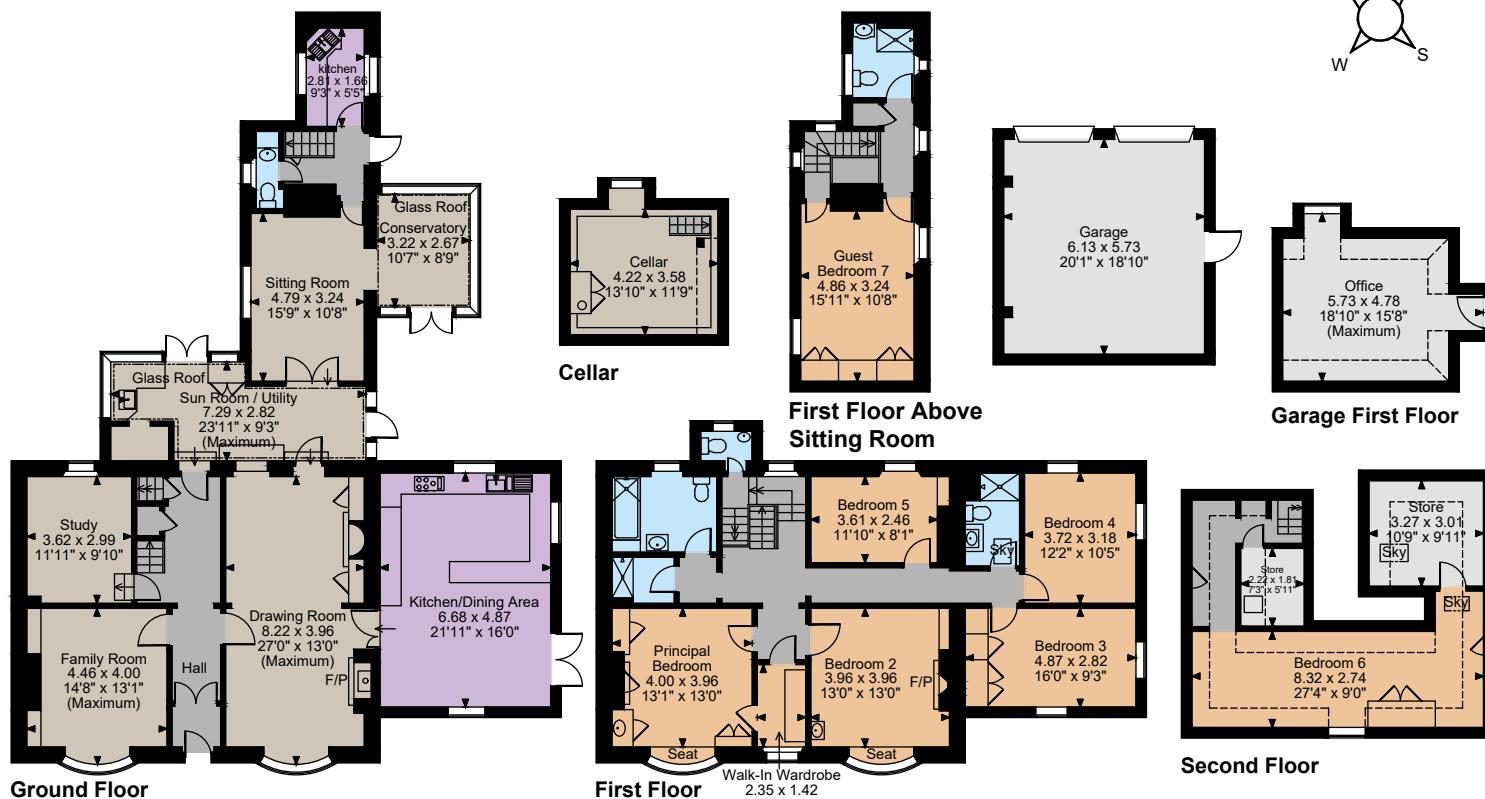
Nearby Schools

- The Simon Langton Grammer Schools
- King's School Canterbury
- St Edmund's School
- Kent College Junior School









Floorplans

Main House internal area 3,772 sq ft (350 sq m)

Garage Building internal area 539 sq ft (50 sq m)

Total internal area 4,311 sq ft (400 sq m)

For identification purposes only.

Directions

CT4 5LA

What3words: //thumb.reshaping.boggles- brings you to the front door

General

Local Authority: Canterbury City Council

Services: All mains services. Gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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