



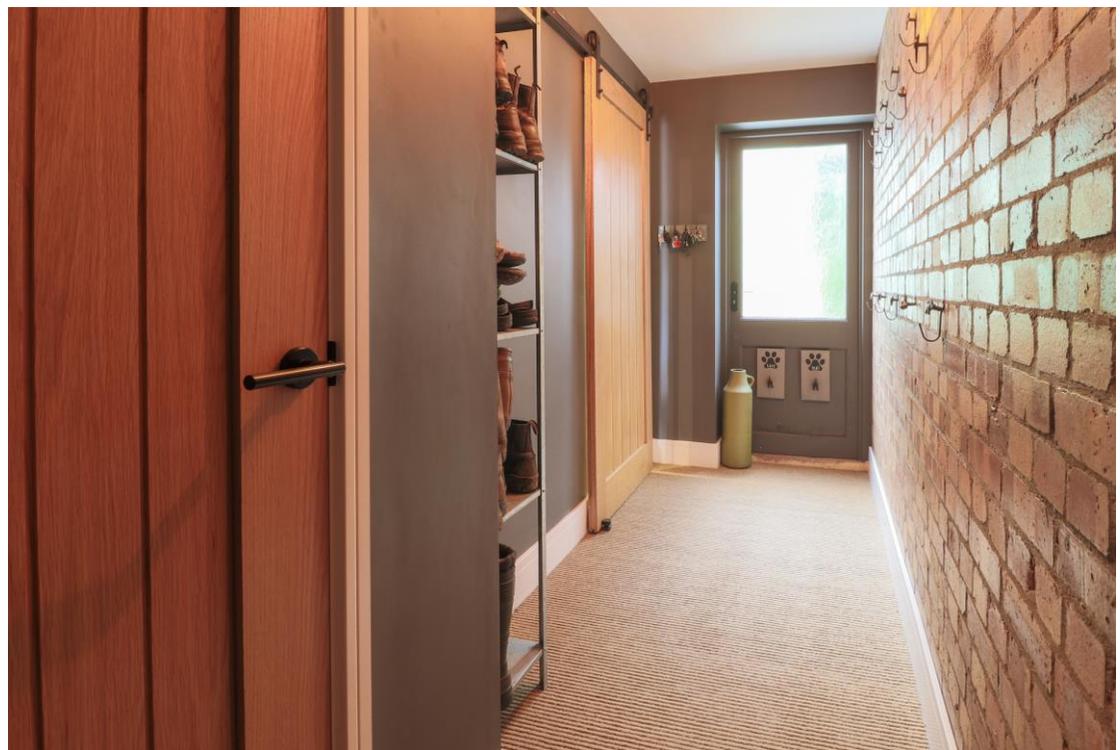
Charles Bainbridge



7 Riverside Close,
Bridge, Kent, CT4 5BN

£485,000







A deceptively spacious and versatile chalet style house set in the heart of the popular village of Bridge. The property has recently been reconfigured and refurbished to a high specification throughout providing extensive accommodation over two floors. On the ground floor is an entrance hall with brick wall feature opening into impressive open plan living accommodation with underfloor heating and beautiful porcelain tiling. The stylish kitchen is well equipped with integral appliances and plenty of storage, and across the rear is a large sitting/dining room overlooking and opening onto the garden. There is also a ground floor bedroom, an attractive shower room with large walk in shower, and a utility cupboard housing the washing machine and dryer. Upstairs are three double bedrooms, two having comprehensively fitted built-in storage, and the family bathroom. From the landing is further eaves storage and a cupboard.

The property is approached via an enclosed front courtyard garden measuring approx. 21' x 17' (6.40m x 5.18m) and features a paved surface and mature inset beds. The rear garden measures approx. 46' x 37' (14m x 11.27m) and is mainly laid to lawn with a patio across the width of the garden and well-stocked borders and shrubbery. There is a further paved seating area to the rear and a gate for access to the village recreational ground. To the front is a garage/workshop overlooking the the front courtyard with flooring, power and lighting and to one side a brick paved driveway with an EV charger. The property enjoys lovely views over a well-maintained large residents' green with mature trees and the Nailbourne running through it.

The property is located close to the village centre and an easy walk to the popular primary school. Bridge offers a comprehensive range of local amenities including mini-supermarket, pharmacy, dentist, hairdressers and Tea Rooms. There are two public houses in the village, a modern health centre and a popular primary school. The highly regarded Pig Hotel at Bridge Place, is a handsome 17th century manor house providing a wonderful boutique style hotel and restaurant in a delightful setting. The surrounding countryside provides good walking, riding and cycling. The Cathedral City of Canterbury is easily accessible providing a comprehensive range of secondary schools, shopping and leisure facilities, as well as a regular High-Speed rail service from Canterbury West station to London St. Pancras with a journey time of approximately 55 minutes.

Services: All mains services are understood to be connected to the property.

Tenure: Freehold

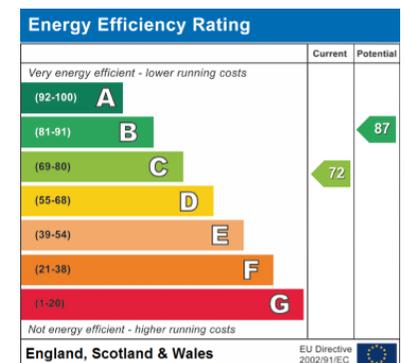
Shared residents' green annual maintenance charge:

Approx. £312.50 per annum, paid over a 10 month period from 1st August 2024.

Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

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



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



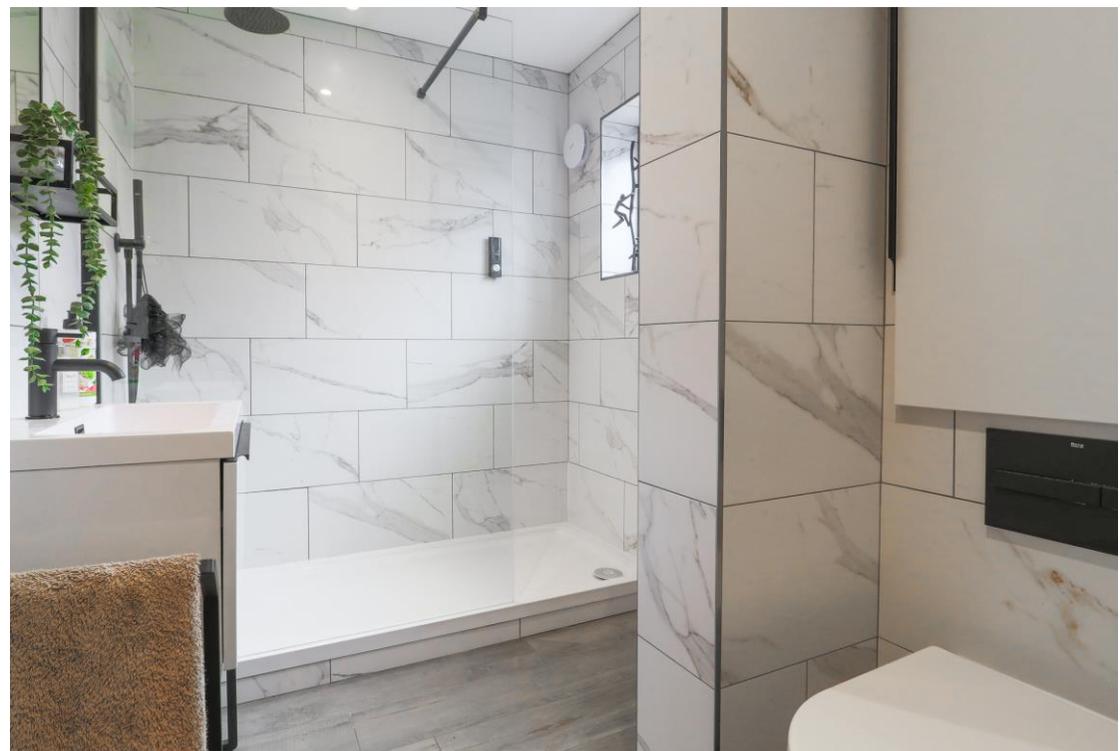
134 sq.ft. (12.5 sq.m.) approx.

GARAGE/WORKSHOP
15'11" x 8'5"
4.86m x 2.56m

TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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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