



Charles Bainbridge



Laughing Waters, Brewery Lane,  
Bridge, Canterbury, Kent, CT4 5LF

£445,000







A unique detached bungalow in an enviable setting enjoying fine views to the front over the neighbouring farmland and countryside whilst having easy access to the village centre and the comprehensive local amenities. The property provides well-proportioned accommodation which includes a substantial dual aspect sitting room which is open-plan to the adjoining dining room. The kitchen is fitted with a range of storage cupboards incorporating an integral microwave and there is an adjoining utility room also providing access to the gardens. There are three bedrooms plus the family bathroom. To the front is a lovely fully glazed conservatory making the most of views. The property would now benefit from some general updating and has uPVC windows and doors and a gas fired Baxi combination boiler serving the heating and hot water.

Vehicular access is gained from Brewery Lane through double five-bar gates onto a brick-paved and concrete driveway providing parking. There are lawned front gardens with mature beds, shrubbery and small trees. The lawn extends to the side of the property with a gate accessing the rear. There is post and rail fence with stock wire to the front boundary and a sliding glazed door opens into the conservatory. To the rear is an enclosed garden area measuring approx. 37ft (11.27m) x 18ft (5.48m) and to the remaining side a gate leads to the vehicular entrance from Bridgeford Way where an up-and-over door gives access to the garage.

The property enjoys a lovely setting within the village of Bridge. Bridge offers a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist and hairdressers. 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 shopping, leisure and educational 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.

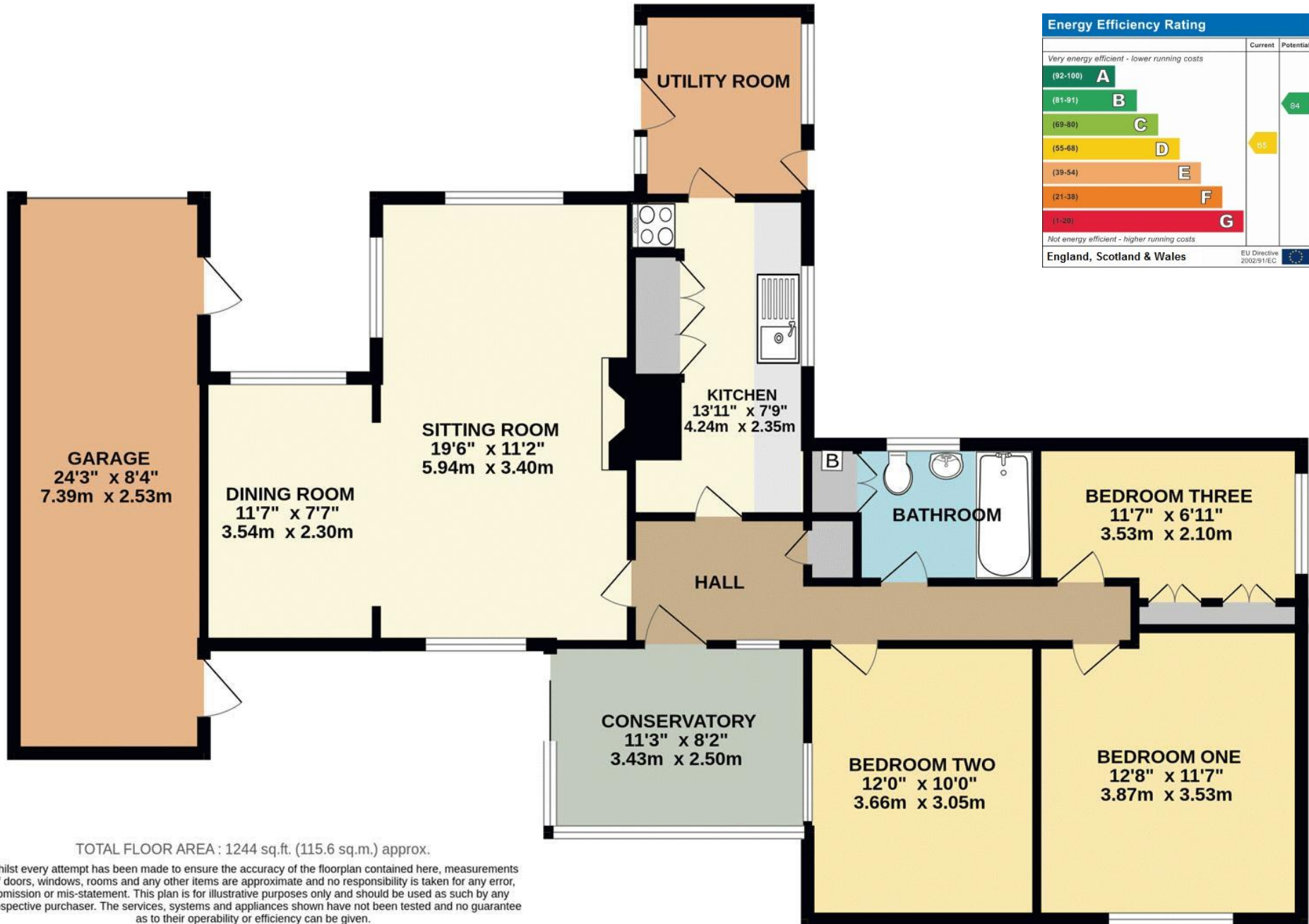
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: E

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](mailto:sales@charlesbainbridge.com)



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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