



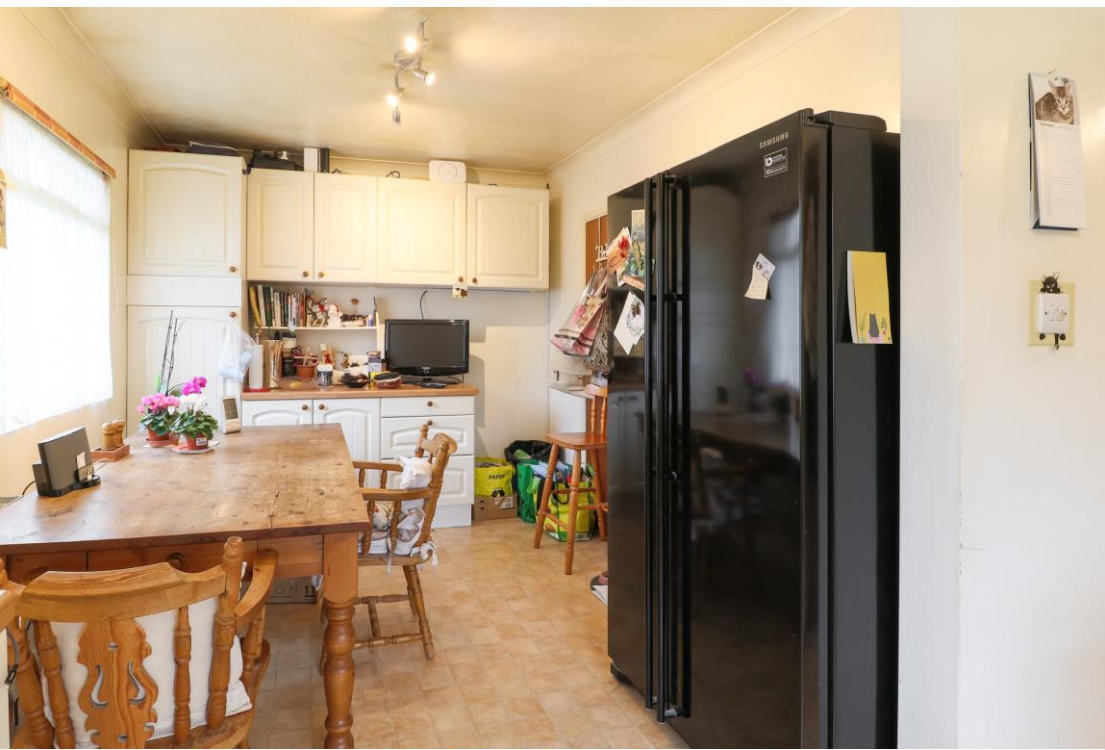
Charles Bainbridge



Cedar Grove, Park Lane, Bishopsbourne,
Canterbury, Kent, CT4 5HY

£525,000







A unique Colt design detached bungalow set on a large plot in the popular village of Bishopsbourne. The accommodation includes a porch and central hallway, kitchen/breakfast room, and sitting/dining room opening to conservatory which overlooks lovely countryside views. There are two double bedrooms and a third bedroom currently used as a dressing room plus an ensuite bathroom and a further shower room. The property benefits from gas fired central heating and all mains services. The property is of classic Colt construction being timber-framed and cladding under interlocking tile roof covering. Colt Houses still operate today having celebrated their 100th anniversary in 2019, the website can be found at www.colthouses.co.uk.

The property is set on a substantial plot and enjoying countryside views to the rear over neighbouring farmland. The property is approached by gates onto a driveway with plenty of parking and access to a large double garage measuring 23' 1" x 19' 4" (7.03m x 5.89m) with power and lighting. Gardens extend to the front with lawns, mature shrubs in deep borders, inset trees and a timber shed. The lawn extends down both sides of the property and to the rear is a paved patio for seating and further patio to the end to make the most of the views. The garden is fully enclosed with a mixture of timber panel fencing and a solid brick wall.

The property enjoys a quiet setting in the village of Bishopsbourne which has a public house, tea room, butcher with small farm shop and artisan bakery. It is surrounded by countryside providing lovely walking, riding and cycling. The neighbouring village of Bridge provides a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist, hairdressers, two public houses, 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 Cathedral City of Canterbury is easily accessible providing a 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.

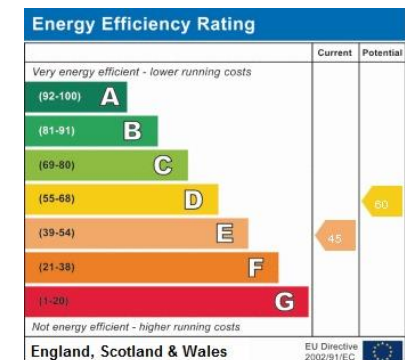
Services: All mains services are understood to be connected.

Tenure: Freehold

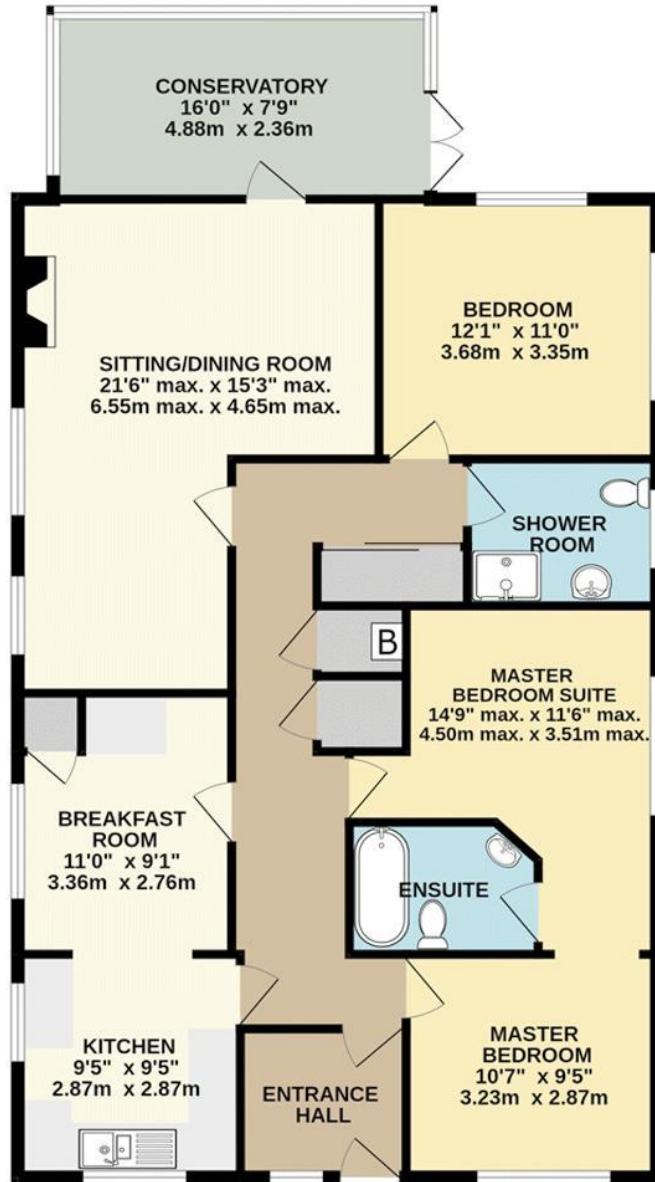
Council Tax Band: E

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

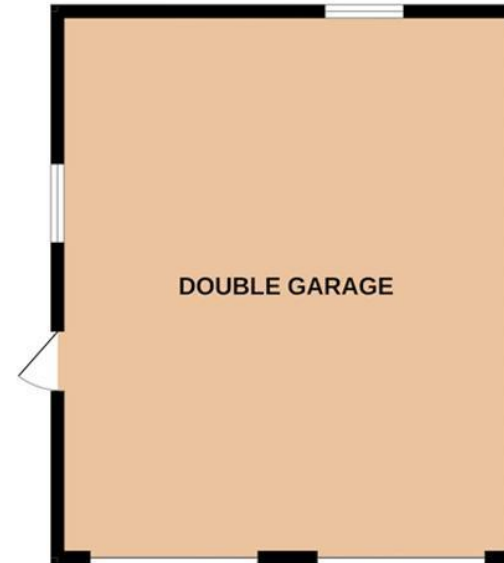
We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.

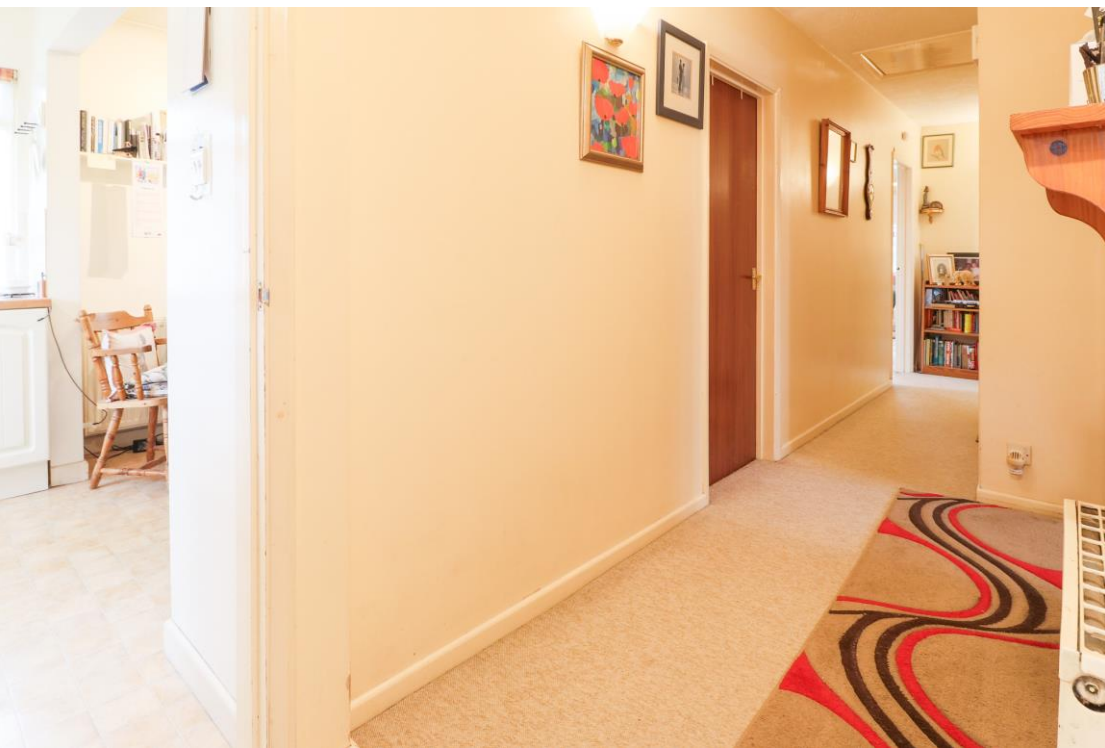


DOUBLE GARAGE
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1237sq.ft. (114.9 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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