



Charles Bainbridge



11 The Close, Union Road,  
Bridge, Canterbury, Kent, CT4 5NJ

£320,000









A most attractive Grade II listed house in a delightful setting close to the centre of the popular village of Bridge. The Close is a charming environment of similar properties forming a quadrant around attractive central gardens. The property offers well-presented accommodation and includes an impressive fitted kitchen with a number of integral appliances, solid oak doors and granite work surfaces. The adjoining sitting/dining room has French doors opening into an impressive conservatory which in turn overlooks and opens onto the garden. There is a good size reception hall with w.c and staircase rising to the first floor. On the first floor is an attractive landing, two bedrooms plus the shower room. The property benefits from gas fired central heating and secondary glazed windows.

There is a delightful, private enclosed rear garden measuring approx. 47ft (14.31m) x 33ft (10.05m) having paved seating areas to the rear and sides of the conservatory and a pedestrian gate to a shared path giving direct side access to the garden. Steps lead down to the lawn with mature beds and a range of mature small trees including cherry and beech. To the rear are further borders with a timber arbor over a decked surface to the far corner. There is a substantial timber garden cabin that could provide an ideal office, workshop, studio, or gym space and there are two timber garden sheds. The garden is enclosed by a combination of wood panel fencing, chain link fencing and conifer hedging and there is external lighting and water supply. The property benefits from a parking space in a residents' car park adjacent to The Close.

The property is located close to the village centre yet with easy access to the surrounding countryside. 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: Leasehold

Lease term: 999 years from 24 June 1989.

Service charge: Approx. £96 per month to include communal garden maintenance, lighting maintenance to the public areas and building insurance.

Ground rent: Approx. £10 per annum.

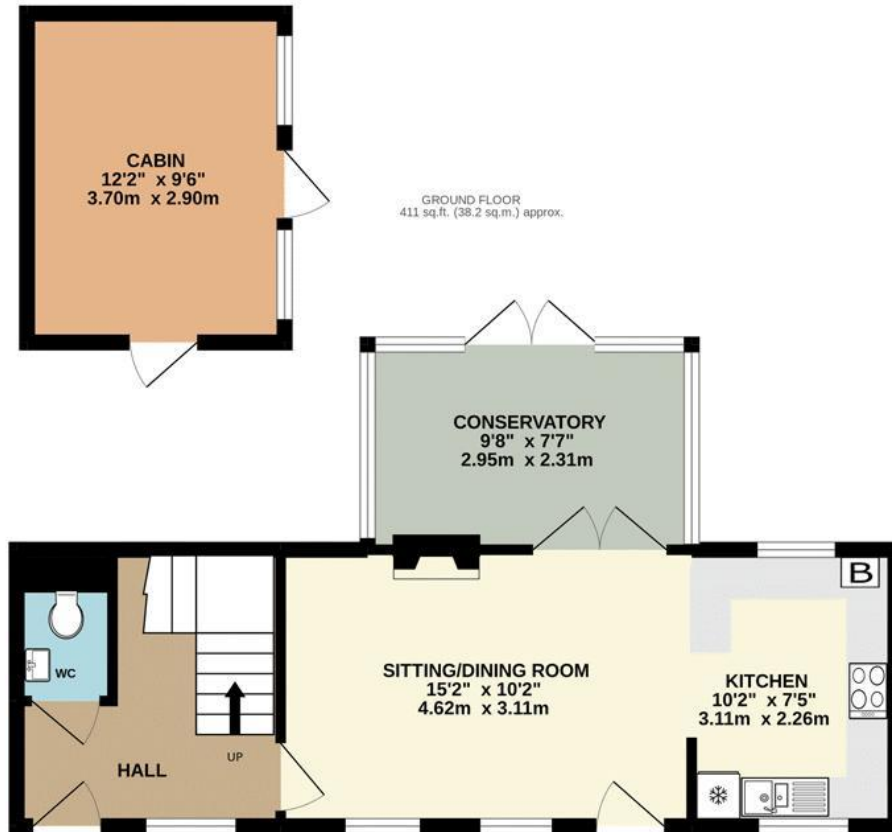
Council Tax Band: C

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

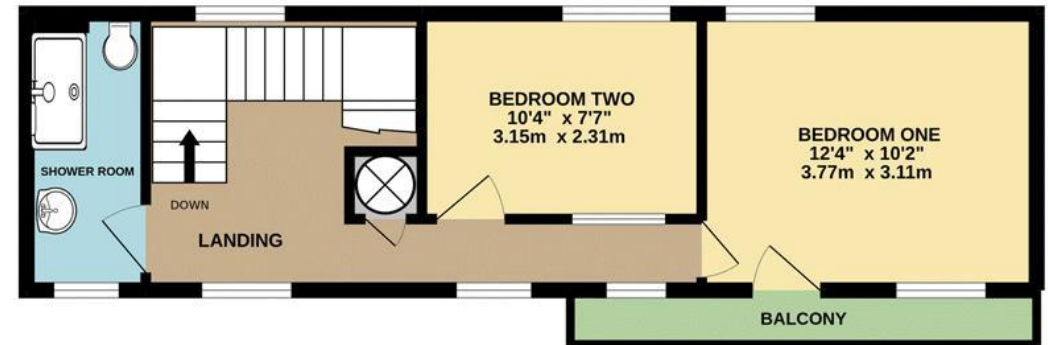


We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

GARDEN  
115 sq.ft. (10.7 sq.m.) approx.



**1ST FLOOR**  
379 sq.ft. (35.2 sq.m.) approx.



**TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC











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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