



Hideaway
23a High Street | Bridge | Canterbury | Kent | CT4 5JZ

FINE & COUNTRY

Step inside

Hideaway

Constructed in 2022, this superb and bespoke high end new property was bought by the owners as their 'forever' home and they upgraded it even further with their personal enhancements. These include the impressive solid automatic front gates that lead to a very spacious block paved driveway with shrub borders, an attractive flower bed and a lawn area. There is a charming double garage with a pitched roof and cedar cladding to reflect the cedar cladding on the house and a path to the front door. The external appearance of the large, L shaped family home is delightful with its pale green framed windows, warm coloured brickwork, chimney stack and bespoke front door.

This opens into the entrance hall with a very smart cloakroom and solid wood herringbone flooring with underfloor heating that flows throughout the ground floor. It leads to the impressive kitchen/diner that has an array of upmarket units housing an induction hob with a down draft extractor, a built in oven and separate microwave/dual oven, an integrated dishwasher and access to the adjacent utility room with laundry facilities and an external door. A large central island/breakfast bar is just the place to enjoy your morning coffee while there is still plenty of space for a large table and chairs beside the black Crittall effect French doors that lead to a rear terrace. The light and bright triple aspect sitting room includes an oak mantle with black slate hearth and a modern log burner as well as French doors to another terraced area. A large snug/ study is just inside the front door and overlooks the drive. It would make an excellent space for anyone working from home as you can see business visitors arriving and they do not need to venture into the private part of the home.

On the spacious U-shaped galleried landing there is underfloor heating, a large water tank cupboard as well as a small seating area and access to the family bathroom with its contemporary vanity basin and large bath and four good sized double bedrooms including one with attractive mirrored black Crittall effect sliding wardrobes and the main bedroom that not only has a wall of Crittall style mirrored wardrobes but also a contemporary en suite shower room.

Outside there is the air source heat pump that provides the hot water and central heating and a path to the garage that has automatic doors and a side door that leads up pine stairs to a well-equipped gym and an office, with downstairs cloakroom, that is ideal for anyone who wants to work from home but be away from any activities in the house. There are delightful paved terraces at the rear of the property that provides outdoor dining and seating areas leading to the very large lawn interspersed with mature trees surrounded by shrub and flower beds.













Seller Insight



We thought this would be our long term home and we enhanced it accordingly but unforeseen business commitments mean we shall be moving abroad, however we hope that another family will be able to enjoy this wonderful property. We call the house 'The Hideaway' because it is discreetly hidden from the high street so is very quiet and peaceful but at the same time the village centre is immediately accessible with its small supermarket, pharmacy, hair and beauty salon, arts and crafts store and a weekend Farmers Market. Bridge also has a number of outstanding restaurants, including the Michelin starred Bridge Arms and the illustrious Pig hotel, a tea shop, a dentist and an excellent medical centre plus a good primary school. First class secondary private and state schools are available in Canterbury and there is a regular bus service through the village to Folkestone and Canterbury while the adjacent village of Patricbourne includes a football club and playing fields. Golfers can enjoy their game at Bourne Park or Canterbury golf clubs while horse enthusiasts can ride at Burstard Manor riding centre.

Nearby Bekesbourne is only half a mile or a short walk across fields and includes a station, veterinary surgery, deli, cafe and gift shop as well as Howletts Animal Park. The A2 is not far if you want to drive to Dover or Folkestone for the Continent or trips to London and the historic city of Canterbury is only three miles away and includes two railway stations with the high speed train that can whisk you to London in under an hour. Canterbury has three grammar schools and three top class private schools as well as three universities and two theatres. This UNESCO world heritage site city has some amazing historic buildings plus a variety of high street stores, individual shops and a great selection of pubs and restaurants.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road:	
Canterbury	3.0 miles
Ashford International	16.9 miles
Dover Docks	14.2 miles
Channel Tunnel	16.6 miles
Gatwick Airport	69.1 miles
Charing Cross	64.7 miles

By Train from Canterbury East	
Charing Cross	1.55 mins
Victoria	1h 33 mins
Dover Priory	20 mins

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

Leisure Clubs & Facilities

Jelly Legs Running Club	01227 830984
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

Healthcare

Bridge Health Centre
Canterbury Health Centre
Elham and Hawkinge Surgery
Canterbury Medical Practice
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:

Bridge and Patricbourne Primary
Barham Primary School
St Thomas's Catholic Primary
Kent College Junior
St Edmunds Junior
Kings Junior

Secondary Schools:

Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds

01227 831900
03000 426600
01303 840213
01227 463128
01227 766877
01227 825100

01227 830276
01227 831312
01227 462539
01227 762436
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01227 714000

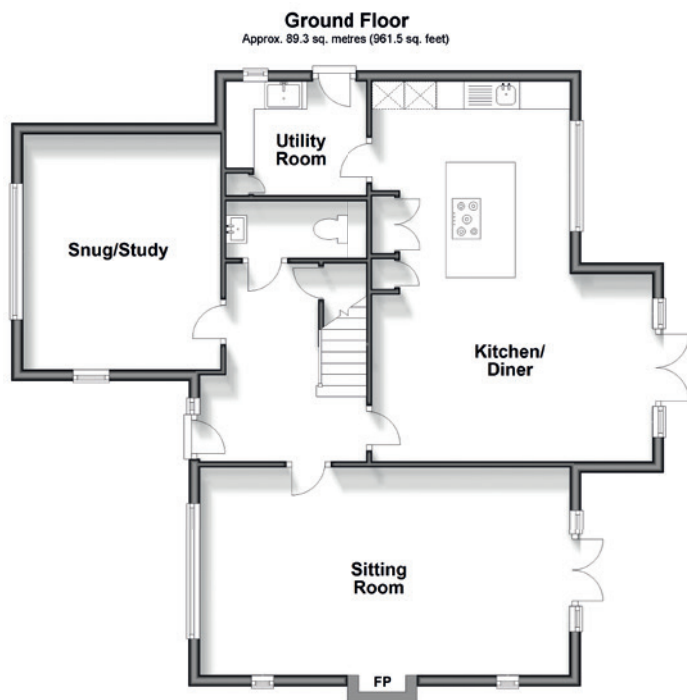
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Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
The Pig Hotel/restaurant	0345 2259494
The Bridge Arms	01227 286534
Abode Hotel	01227 766266
Black Robin	01227 830230
Duke of Cumberland	01227 831396

Local Attractions/Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum



GROUND FLOOR

Entrance Hall	11'8 x 8'5 (3.56m x 2.57m)
Sitting Room	22'1 x 13'8 (6.74m x 4.17m)
Snug/Study	13'11 x 11'8 (4.24m x 3.56m)
Kitchen/Diner	24'0 (7.32m) x 17'4 (5.29m) narrowing to 15'10 (4.83m)
Utility Room	8'8 x 8'5 (2.64m x 2.57m)
Cloakroom	

FIRST FLOOR

Landing	
Main Bedroom	15'10 x 11'5 (4.83m x 3.48m)
En Suite Shower Room	
Bedroom 2	13'11 x 11'8 (4.24m x 3.56m)
Bedroom 3	12'8 x 10'9 (3.86m x 3.28m)
Bedroom 4	10'10 x 10'9 (3.30m x 3.28m)
Family Bathroom	

OUTSIDE

Rear Garden
Front Garden
Side Garden
Gated Driveway

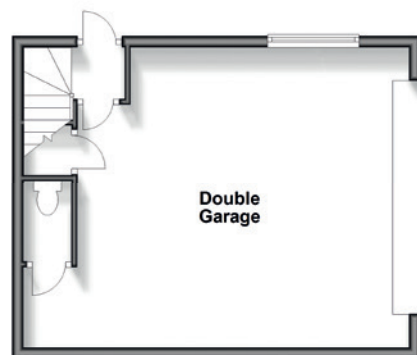
OUTBUILDING GROUND FLOOR

Double Garage	17'9 x 16'7 (5.41m x 5.06m)
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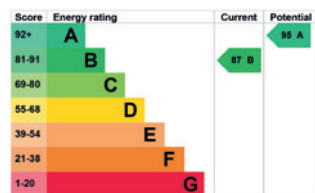
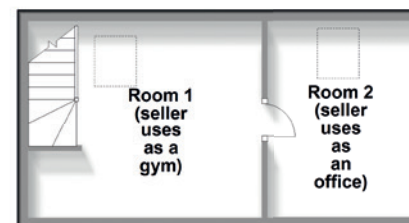
OUTBUILDING FIRST FLOOR

Gym	12'0 x 11'9 (3.66m x 3.58m)
Office	11'9 x 11'0 (3.58m x 3.36m)

Outbuilding Ground Floor
Approx. 37.5 sq. metres (404.0 sq. feet)



Outbuilding First Floor
Approx. 24.7 sq. metres (265.6 sq. feet)



£1,250,000

Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 01.03.2024





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