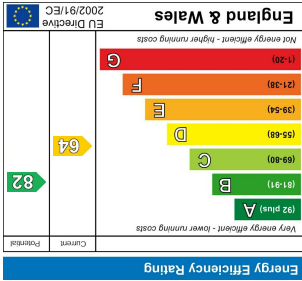
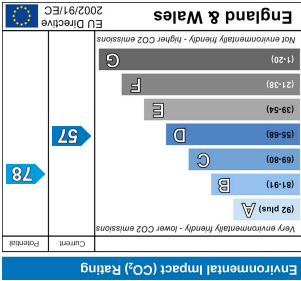
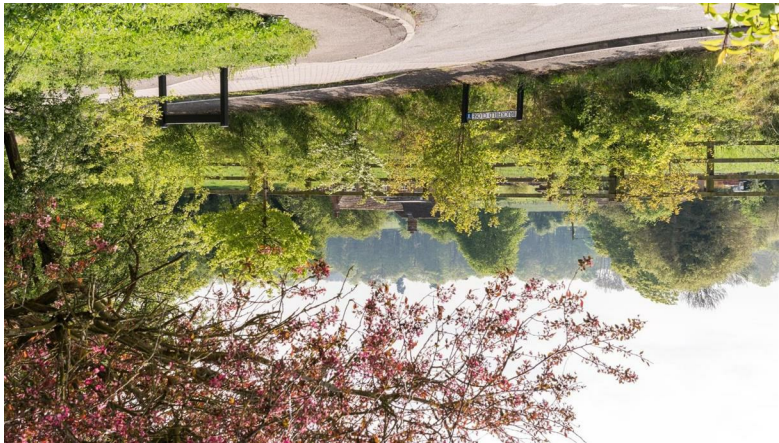


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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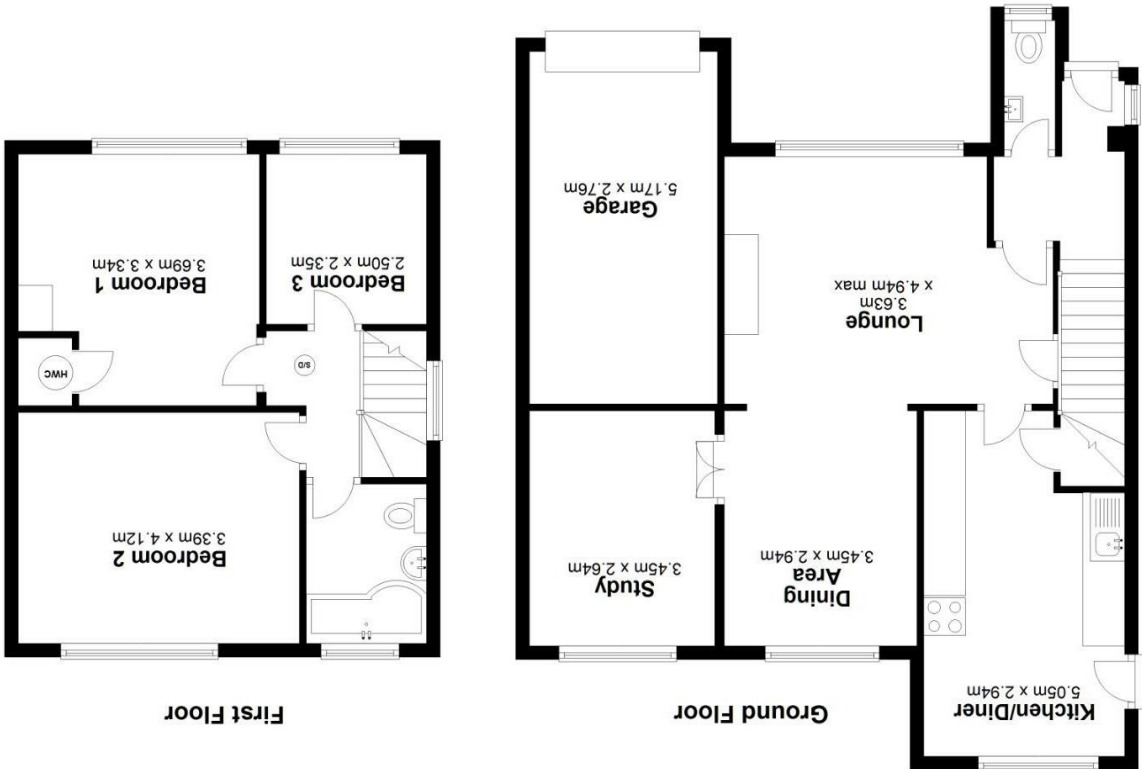
Relocation
network

The Property
Ombudsman

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
t: 01227 200600 e: canterbury@milesandbarr.co.uk

miles & barr

YOUR PROPERTY AGENT



3 PARK VIEW MILL LANE
BRIDGE

£440,000

- Three Bedroom Detached Home
- Garage and Driveway Parking
- Potential to Extend (STPP)
- Beautiful Countryside Views
- Three Reception Rooms
- Desirable Village Location
- Rear Garden
- Short Walk to Village High Street
- Viewing Recommended

ABOUT

Garage & Driveway | Potential to Extend (STPP) |
Countryside Views | Large Garden |

Miles and Barr are delighted to offer to the market this three bedroom detached home situated in the semi-rural village of Bridge. The property is well presented and benefits from lovely countryside views to the front. The ground floor accommodation comprises the entrance hallway, lounge, dining room, play room and kitchen/diner. The property also benefits from a downstairs cloakroom/WC. Upstairs you will find three good sized bedrooms and the family sized bathroom. The owners previously had planning permission to extend to the rear of the property however this has since lapsed. There is also potential to extend above the garage and build an additional bedroom, which again is subject to the relevant planning permission. Outside the property benefits from a garage, driveway parking for three to four cars and a rear garden. The property is within a five minute walk to the village high street offering an array of shops and amenities. Viewing is recommended, please contact Miles and Barr today.

LOCATION

Situated on the edge of a rural area close to Canterbury, Bridge is an attractive village offering a regular bus service to Canterbury and Folkestone. It has excellent amenities including a pharmacy, dentist and health centre, three pubs with restaurants, a tea shop, a hairdresser and beauty salon, a supermarket, and a school. The village is surrounded by countryside which is ideal for walking, riding and cycling. There is also easy access to the A2 with links to the M2.

SURROUNDING AREAS

The property is situated within 3 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

COMMUNICATIONS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

DESCRIPTION

GROUND FLOOR

Entrance Hallway

Lounge 16'0" x 11'11" (4.88m x 3.63m)

Dining Room 11'03" x 9'10" (3.43m x 3.00m)

Play Room 11'0" x 8'08" (3.35m x 2.64m)

Kitchen/Diner 17'02" x 8'09" (5.23m x 2.67m)

Cloakroom/WC

FIRST FLOOR

Bedroom 13'05" x 11'03" (4.09m x 3.43m)

Bedroom 8'05" x 7'10" (2.57m x 2.39m)

Bedroom 12'0" x 10'11" (3.66m x 3.33m)

Bathroom 7'06" x 5'04" (2.29m x 1.63m)

OUTSIDE

Garage

Driveway Parking

Front Garden

Rear Garden

