



Millfield House, Conyngham Lane, Bridge, Canterbury, Kent, CT4 5JX

Fixed Price £740,000

EPC RATING:

Cobblestone Estates are delighted to bring to the market, this individual, contemporary and stylishly designed new build, located in the delightful and highly sought after village of Bridge, a short distance from the historic cathedral city of Canterbury. The accommodation is designed with modern living in mind and benefits from a good sized separate living room, with a bright open plan kitchen and dining room, opening via glazed doors to the rear garden with uninterrupted countryside views providing a fantastic indoor/outdoor living space. There is also a useful utility room, study and cloakroom.

To the first floor there are 4 good sized bedrooms with master en-suite and an additional family bathroom.

Outside the property is set back from the road with pleasant garden to the front, rear and side. To the side of the property is an attractive driveway with parking, leading to the detached double garage. The property boasts a good sized garden to the rear backing immediately onto the surrounding farmland to the rear and side.



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### Entrance Hall

Walking in to the entrance hall via front door, doors leading in to study room, downstairs toilet, living room and kitchen dinner.

### Living Room

3.15m x 4.83m (10' 4" x 15' 10") Double glazed window to side and front, fitted natural color carpet, door to hallway.

### Kitchen and Dining Room

8.20m x 3.88m (26' 11" x 12' 9") Open plan kitchen and dining room with doors to garden. Fitted kitchen with fitted appliances, oak effect flooring. Double glazed windows to rear and side, door to hallway.

### Study

2.72m x 1.92m (8' 11" x 6' 4") Ideal for home working and studying. Double glazed window to the front, oak affect flooring, door to hallway.

### Cloakroom

2.72m x 1m (8' 11" x 3' 3") Fitted cloakroom suite, oak affect flooring, white panel door to hallway.

### Utility Room

2.72m x 1.73m (8' 11" x 5' 8") Useful utility room, doors to kitchen and garden, oak effect flooring.

### Stairs and Landing

Stairs to first floor, doors to Bedrooms, door to bathroom.

### Bedroom One

4.83m x 3.15m (15' 10" x 10' 4") master bedroom, double glazed windows to side and front, fitted natural coloured carpet, doors to landing and en-suite bath room.

### Ensuite Bathroom

2.06m x 1.65m (6' 9" x 5' 5") door to bedroom one, double glazed window to side, fitted suite.

### Bedroom Two

3.71m x 4.52m (12' 2" x 14' 10") Double glazed window to front, door to landing, fitted natural coloured carpet.

### Bedroom Three

3.99m x 3.15m (13' 1" x 10' 4") Door to landing, double glazed windows to side and rear, fitted natural coloured carpet.

### Bedroom Four

4.28m x 2.58m (14' 1" x 8' 6") Door to landing, double glazed window to rear, fitted natural coloured carpets.

### Bathroom

3.14m x 2.27m (10' 4" x 7' 5") Family bathroom, fitted bathroom suite, double glazed window to rear, door to landing.

### Garden

Generous sized garden to front, rear and side of the property, bordering onto open fields to the rear and side with lovely countryside views. Drive way with space for parking leading to a detached double garage.

### Detached Double Garage

### Local area and amenities

Millfield House is situated at the end of a quiet residential road backing onto farmland, in the heart of the highly sought after village of Bridge.

Bridge offers many amenities within the village centre and the quaint, historic high street including a small supermarket, tea rooms, pharmacy, health centre, dentist, hairdressers, well regarded primary school and village pub/restaurants.

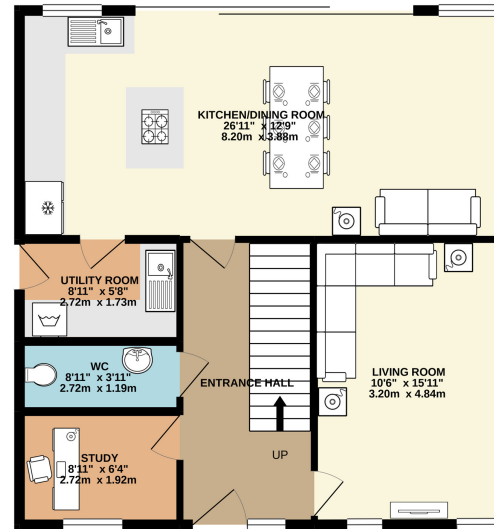
It's situation in the Kent Downs Area of Outstanding Natural Beauty, make it an ideal base for countryside pursuits yet only a short drive into the vibrant and historic cathedral city of Canterbury, where you can find a broad range of amenities, shopping, entertainment and culture. A variety of educational establishments including local grammar schools, outstanding independent schools and universities.

Canterbury has two stations with services to London, the coast and the local area. The High-Speed service to St Pancras operates from Canterbury West.

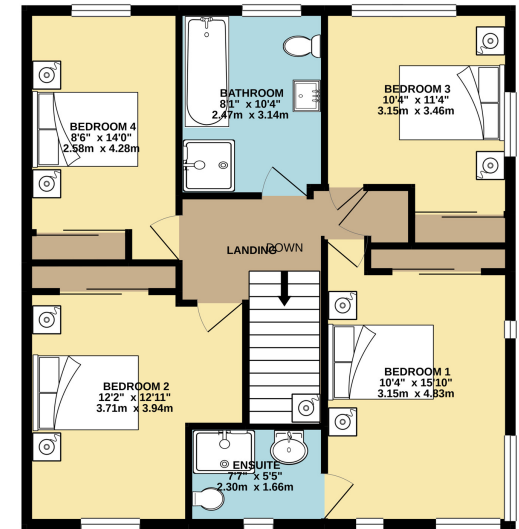
The A2 provides direct access to the motorway network, and the area has good access to the Continent via Ashford International and the Channel Tunnel at Folkestone.



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



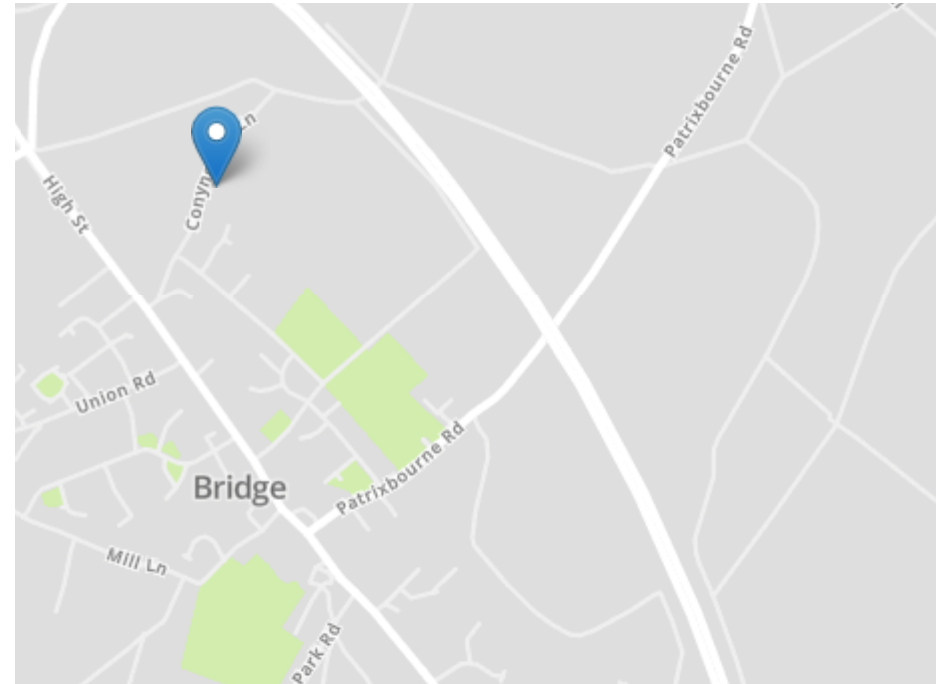
1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



4 BEDROOM LUXURY FAMILY HOUSE

TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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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## Need to Book a Viewing?

If you would like to view this property please contact our Ashford branch on 01233 527800 or [ashfordinfo@cobblestoneestates.co.uk](mailto:ashfordinfo@cobblestoneestates.co.uk)

### Directions

For directions to this property please contact us

## Ashford

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