



Blean, Canterbury

The Kentish Barn, Honey Hill Farm, 11 Honey Hill, Blean, Canterbury, Kent, CT2 9JP

A magnificent 17th Century barn conversion with grounds in the region of one acre, forming part of an exclusive farmstead development located 3.4 miles from Canterbury and 3.8 miles from Whitstable.

The Kentish Barn has been sympathetically converted to create an exceptional family home which now offers versatile accommodation totalling in excess of 3567 sq ft (331 sq m), including five bedrooms, three bathrooms and an impressive reception hall with a vaulted ceiling which displays many original timbers. This substantial family home enjoys fine views across Blean Woods National Nature Reserve and adjoining countryside.

The ground floor is centered around a large open plan reception hall leading to a beautifully fitted kitchen / breakfast room, utility room with store, a double bedroom with en-suite cloakroom, and a separate cloakroom. The flagstone flooring throughout the ground floor benefits from underfloor heating.

Two oak staircases with glass balustrades and galleried landings rise to the first floor from each end of the reception hall, leading to three bedrooms and two bathrooms, and the master bedroom suite with en-suite bathroom.

A natural stone terrace spans the width of the property and overlooks the West facing gardens. A shingled driveway provides off road parking for a number of vehicles. No onward chain.

Location

Blean is a conveniently situated village between Whitstable and Canterbury with its range of local shops, public house and popular primary school. Nearby Whitstable (approximately 3.5 miles distant) with its working harbour also offers a bustling High Street with a diverse range of busy shops, Post Office and restaurants. The Cathedral City of Canterbury (approximately 2.5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Reception Hall**
- **Living Area**
59'7" x 29'1" (18.16m x 8.86m)
at maximum points and incorporating:-
- **Kitchen/Breakfast Room**
- **Utility Room**
9'8 x 6'3 (2.95m x 1.91m)
- **Store**
6'3" x 5'0" (1.90m x 1.52m)
- **Cloakroom**
5'8 x 4'4 (1.73m x 1.32m)

- **Bedroom 2**
23'2" x 13'7" (7.05m x 4.13m)
- **En-Suite Cloakroom**
8'10 x 5'8 (2.69m x 1.73m)

FIRST FLOOR

- **Master Bedroom**
17'4" x 15'0" (5.28m x 4.57m)
- **En-Suite Bathroom**
15'0 x 11'5 (4.57m x 3.48m)
- **Bedroom 3**
16'6" x 13'2" (5.03m x 4.01m)
- **Bedroom 4**
14'5" x 14'2" (4.39m x 4.33m)
at maximum points.

- **Bedroom 5**
14'4" x 13'3" (4.38m x 4.03m)
at maximum points.
- **Bathroom**
12'0 x 7'7 (3.66m x 2.31m)
- **Bathroom**
12'0 x 8'1 (3.66m x 2.46m)











Viewing

STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95/97 Tankerton Road . Whitstable
Kent CT5 2AJ

t: 01227 266441

f: 01227 266443

e: sales@christopherhodgson.co.uk

www.christopherhodgson.co.uk

Christopher Hodgson Estate Agents for itself and as agent for the vendor or lessor (as appropriate) gives notice that: **1** These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. **2** Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. **3** All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. **4** No statement in these particulars is to be relied upon as a statement or representation of fact. **5** Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. **6** Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. **7** Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. **8** No assumption should be made in respect of parts of the property not shown in photographs. **9** Any areas, measurements or distances are only approximate. **10** Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. **11** Amounts quoted are exclusive of VAT if applicable. **12** Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. **13** Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. **14** Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

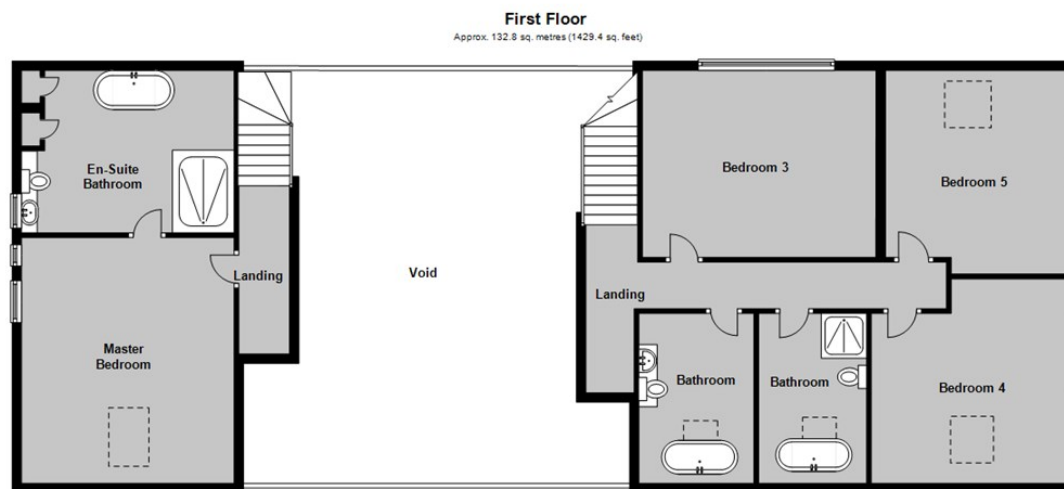
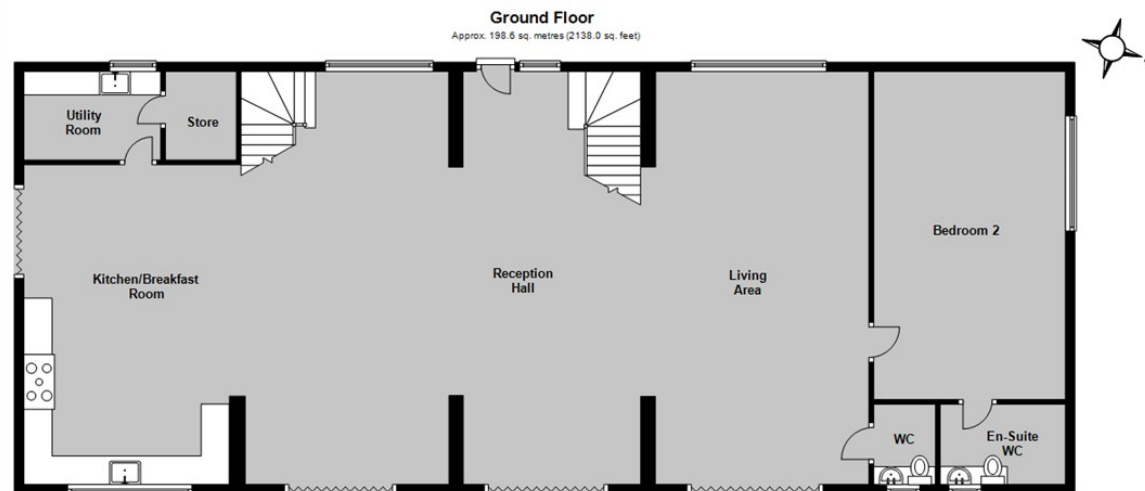
Energy Performance Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 82 | 85 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 77 | 80 |
| EU Directive 2002/91/EC | | | |

Folio No. 5795/WR





Total area: approx. 331.4 sq. metres (3567.4 sq. feet)

...for Coastal, Country & City living.