



Blean, Canterbury

The Granary, Honey Hill Farm, I I Honey Hill, Blean, Canterbury, Kent, CT2 9JP

A beautifully restored Grade II listed farmhouse forming part of an exclusive farmstead development located 3.4 miles from Canterbury and 3.8 miles from Whitstable.

Built circa 1683, this attractive farmhouse has undergone an extensive programme of refurbishment and is now beautifully presented in a sympathetic style designed to enhance the many original features, which include a wealth of exposed timbers and two impressive inglenook fireplaces.

The accommodation on the ground floor is arranged to provide an entrance hall, four generous reception rooms, a beautifully fitted kitchen/breakfast room and a cloakroom. The first floor comprises three bedrooms and two stylish bathrooms (one en-suite). The second floor is occupied by the master bedroom and en-suite bathroom.

The gardens extend to 75ft x 54ft (23m x 16m) and benefit from fine views across adjoining countryside. 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

- **Entrance Hall**
- **Sitting Room**
16'0" x 15'4" (4.87m x 4.68m)
at maximum points.
- **Snug**
16'0" x 14'0" (4.87m x 4.26m)
at maximum points.
- **Dining Room**
23'0" x 9'0" (7.02m x 2.75m)
- **Drawing Room**
17'6" x 16'0" (5.33m x 4.88m)
at maximum points.

- **Kitchen/Breakfast Room**
40'9" x 7'9" (12.42m x 2.36m)

- **Cloakroom**

FIRST FLOOR

- **Bedroom 2**
12'10" x 12'8" (3.91m x 3.86m)
at maximum points.
- **En-Suite Shower Room**
- **Bedroom 3**
16'9" x 7'5" (5.11m x 2.26m)
at maximum points.
- **Bedroom 4**
13'11" x 7'7" (4.24m x 2.31m)

- **Bathroom**

SECOND FLOOR

- **Master Bedroom**
24'5 x 16'7 (7.44m x 5.05m)
at maximum points and incorporating:
- **En-Suite Bathroom**
20'4 x 12'4 (6.20m x 3.76m)

OUTSIDE

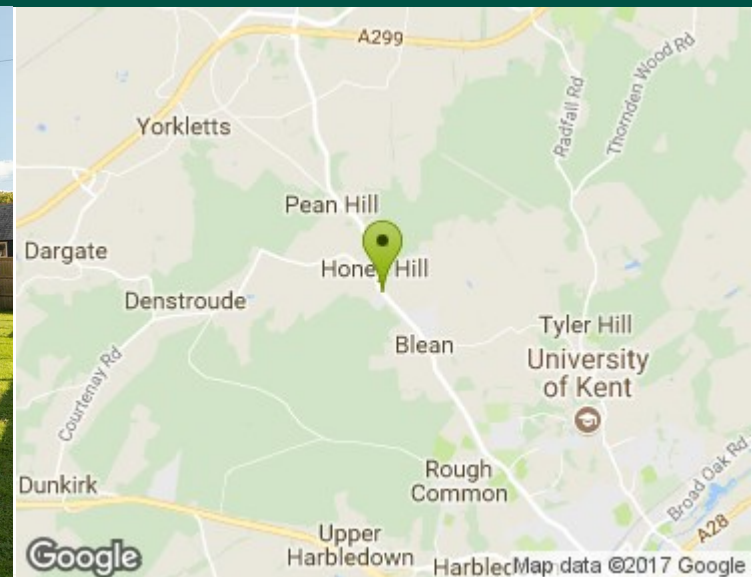
- **Rear Garden**
75' x 54' (22.86m x 16.46m)











Viewing

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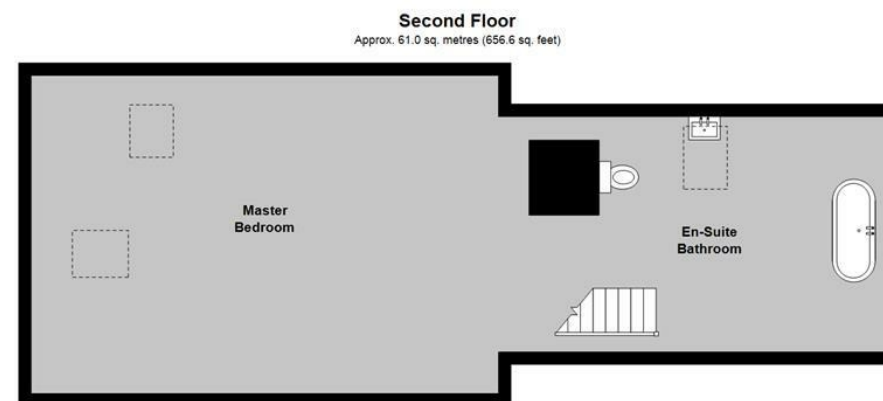
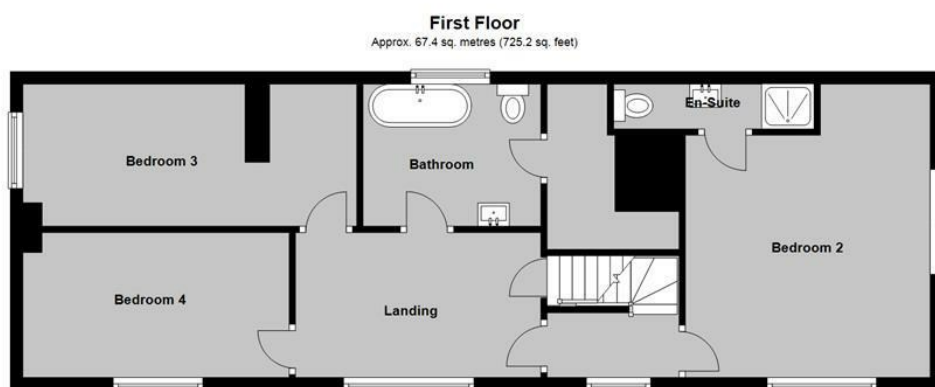
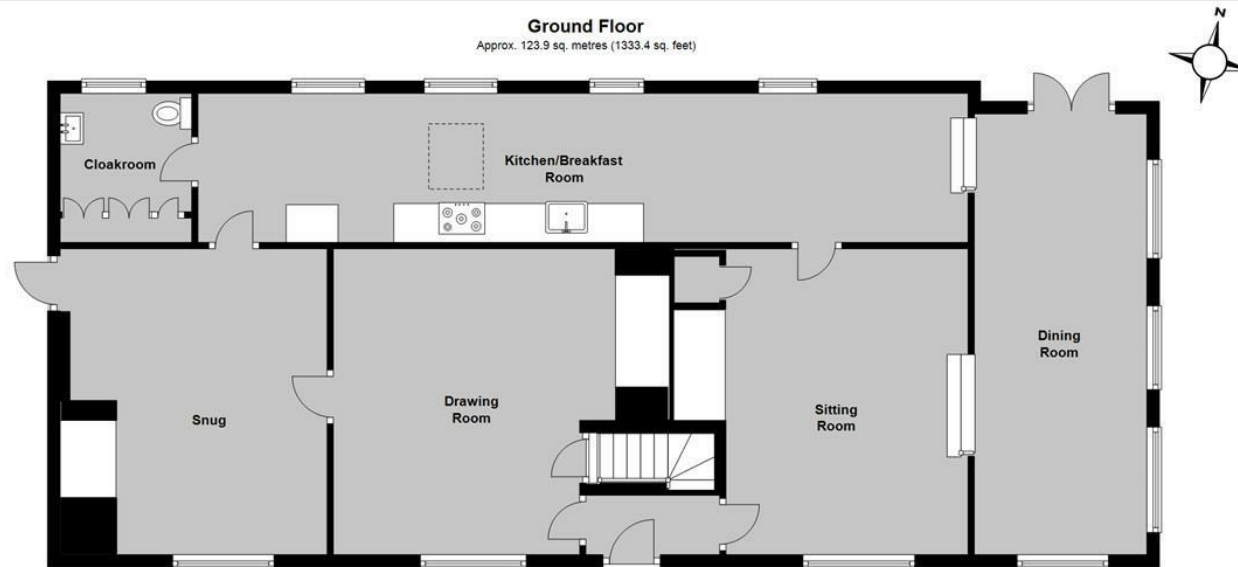
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Energy Performance Certificate

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Total area: approx. 252.2 sq. metres (2715.2 sq. feet)

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