





## 2 Bradbourne Cottages, Denstroude Lane, Blean CT2 9LA



- Delightful Victorian Semi Detached Cottage
- Significantly Extended & Renovated
- Well Appointed Yet Traditional Interior
- Four Double Bedrooms – Two Bathrooms
- Three Reception Rooms – Large Kitchen
- Detached Garage With Loft Room
- Lovely Garden Backing Onto Farmland
- Stunning Rural Setting Close To Canterbury

### SITUATION:

Bradbourne Cottages sit on a quiet country lane, surrounded by picturesque and idyllic rolling fields, farmland and ancient woodlands. The area is ideal for those who enjoy peace and quiet or outdoor pursuits, such as walking or riding.

Blean Woods are designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout.

The nearby villages of Blean, Boughton-under-Blean and Hernhill all offer local amenities such as primary schools, doctors surgeries, Post Offices, several public houses and restaurants, churches and a golf course.

The nearby Cathedral city of Canterbury (5 miles) offers a superb range of shopping, recreational and educational amenities, including a good selection of State and private schools and three universities.

The city is served by two mainline railway stations which connect with London Victoria and London St Pancras.

The seaside town of Whitstable is also within easy reach (just 4 miles) with its sandy beaches, busy harbour and picturesque quayside.

The town has a bustling High Street with a mix of High Street names alongside fashionable boutiques, independent retailers, cafes and restaurants.

Whitstable offers many leisure and recreational amenities including golf, sailing and watersports and is also served by a mainline station with the high speed rail link to London St Pancras.

The area is very well served by road connections, with the A2/M2 (5 miles) and the A299 (3 miles) both connecting with London and the coast.







## DESCRIPTION:

A handsome semi-detached period cottage, which has been significantly extended and beautifully renovated, situated in an exceptional rural setting near Blean Woods.

Great care and attention to detail has been taken to ensure that the host of recent improvements complement the original charm and character of the cottage.

The extensive use of materials inside such as natural oak, combined with a traditional brick and tile hung exterior allow for a sympathetic blend of character, convenience and space in this stunning family home.

The property is entered via a useful entrance porch. From here, a solid wood front door opens into an unusually spacious reception hall, with a well appointed cloakroom and stairs to the first floor.

To the front of the cottage there is a pleasant family room with a solid oak floor and a fireplace with a wood burning stove. An old latchkey door also leads from the reception hall to a beautifully refitted cottage style kitchen.

This has an excellent range of traditionally styled wall and floor units, set around a range of integrated appliances and solid wood work surfaces with two inset Belfast style sinks and a mixer tap with instant boiling water.

The kitchen has some lovely touches, including pretty Victorian style wall tiles, a lovely old

Rayburn and engineered oak flooring. This continues into a dining room with exposed oak beams, a vaulted ceiling and French doors which open onto the garden.

The kitchen also opens into an impressive, dual aspect sitting room, with an exposed oak beam, engineered oak flooring and stunning views over the garden and the farmland beyond.

On the first floor, a galleried landing leads to three

generously proportioned double bedrooms and a spacious and well appointed family bathroom. The master bedroom is a particularly good size double room with a pretty cast iron fireplace.

From the first floor landing, a further staircase rises to another spacious, dual aspect bedroom on the second floor. This has a large storage room which could easily be converted into an en suite if required.



## TENURE: FREEHOLD





#### OUTSIDE:

The property enjoys a prominent position within a generous and mature plot which measures approximately 168 ft in length and 77 ft at its widest point. To the front of the cottage, there is an attractive garden with a selection of mature trees, shrubs and flowers, including a beautiful old fir tree.

A gravelled driveway provides parking for numerous cars, and leads to a superb, weatherboarded and tile hung detached garage, with a set of double doors, power, lighting and a staircase which rises to a useful loft room. This has been partly converted and, with a little bit of work, could easily serve as an office or even a guest bedroom.

The rear garden is mainly laid to lawn, with mature shrubs and trees and outstanding views over open fields and woodland to the rear.

There is a large timber Wendy house and chicken run at the end of the garden and a patio area and a brick built outbuilding (currently used as a utility and store room) adjacent to the house.









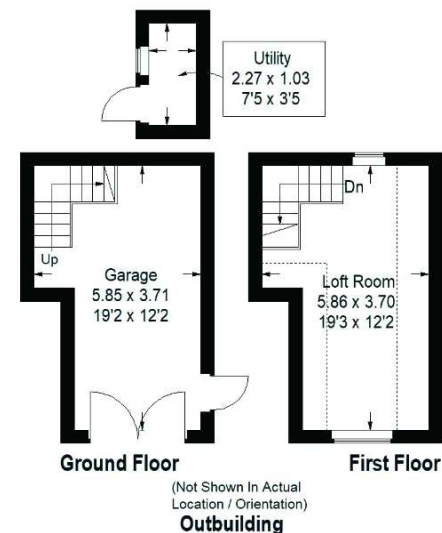
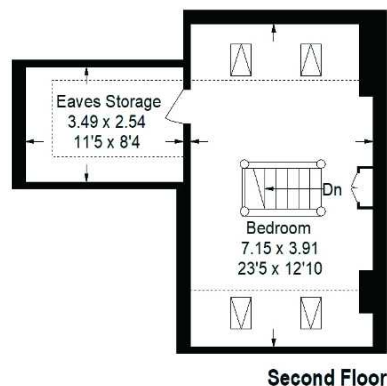
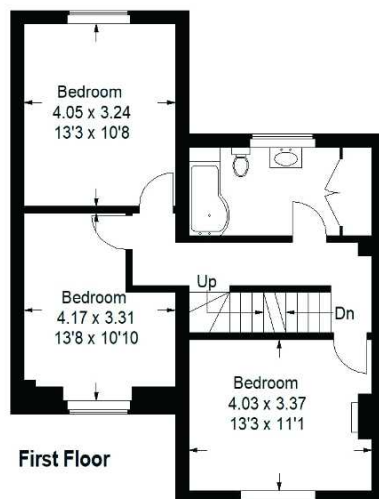
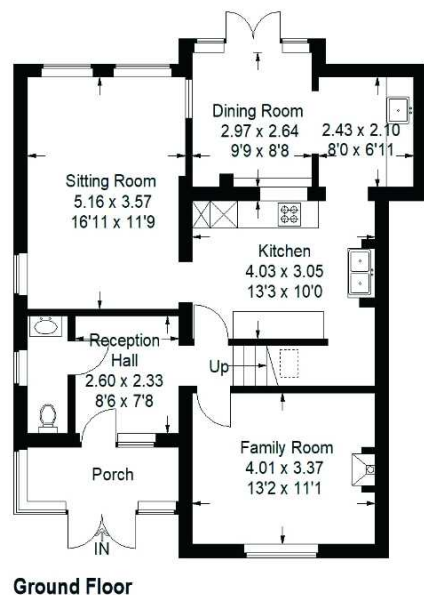








TOTAL FLOOR AREA: Approx. 2367 sq. ft (219.9 sq. m)     House: 1928 sq. ft (179.1 sq. m)     Outbuildings: 439 sq. ft (40.8 sq. m)  
 COUNCIL TAX BAND: D     EPC RATING: E  
 GENERAL INFORMATION: The property is served by private drainage and electric radiators throughout.



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