



Whitstable Road, Blean, Canterbury


MILES & BARR
EXCLUSIVE





Monte Bre

5 Whitstable Road

Blean, Canterbury, Kent, CT2 9EA

Description

Ground Floor

Main House

- Porch
- Entrance Hall
- Lounge
18'10 x 12'2
(5.74m x 3.71m)
- Office
12'2 x 4'2
(3.71m x 1.27m)
- Reception Room
13'8 x 12'4
(4.17m x 3.76m)
- Conservatory
12'4 x 6'5
(3.76m x 1.96m)
- Dining Room
20'1 x 12'3
(6.12m x 3.73m)
- Kitchen
17'9 x 8'8
(5.41m x 2.64m)
- Utility Room
17'9 x 7'4
(5.41m x 2.24m)
- Main Boiler Room
15'0 x 7'4
(4.57m x 2.24m)
- Inner Hall to extension
- Bedroom One
9'4 x 7'10
(2.84m x 2.39m)

- Bedroom Two
9'3 x 7'10
(2.82m x 2.39m)
- Bedroom Three
9'3 x 7'8
(2.82m x 2.34m)
- Utility Room
9'4 x 7'8
(2.84m x 2.34m)
- Shower Room
- Dining Room
16'6 x 7'8 plus
16'6 x 8'9
(5.03m x 2.34m
plus 5.03m x
2.67m)
- Kitchen
12'4 x 10'07
(3.76m x 3.23m)
- Utility Room
12'4 x 6'3
(3.76m x 1.91m)
- Lounge
16'10 x 15'3
(5.13m x 4.65m)
- Shower Room
- W.C

First Floor

- Landing
- Bedroom One
16'10 x 12'2
(5.13m x 3.71m)
- Dressing Room
9'5 x 6'2
(2.87m x 1.88m)

- Bedroom Two
15'7 x 10'3
(4.75m x 3.12m)
- Bedroom Three
12'2 x 11'10
(3.71m x 3.61m)
- Bedroom Four
8'6 x 8'1
(2.59m x 2.46m)
- Bedroom Five
12'2 x 9'4 plus en-
suite shower room
(3.71m x 2.84m
plus en-suite
shower room)
- Bathroom
- Separate W.C

First Floor Extension

- Bedrooms Four –
Twelve
- Shower Room
- Two Bathrooms

External

- Front Garden
- Driveway for
numerous vehicles
- Garage
18'10 x 9'3
(5.74m x 2.82m)
- Rear Garden



Property

Offering a wide variety of potential uses, subject to the normal planning consents, is this large detached home which is currently divided to provide five bedrooms, three reception rooms plus conservatory, office, kitchen and utility room to the family home to the front. Plus a large attached twelve bedroom extension which is currently used as student accommodation with its own kitchen, dining, lounge and bathroom facilities.

The property stands on a good-sized corner plot providing off street parking for numerous vehicles. Close by are Kent College and St. Edmunds private schools, as well as the University of Kent.

The property is conveniently located within easy access to the city with its wide variety of shops, bars, cafes and restaurants, as well as offering numerous leisure and recreational facilities. Canterbury West railway station provides a high-speed rail service to London St. Pancras in under an hour. In the other direction within 5 miles is the popular and fashionable seaside town of Whitstable with its popular beach, working harbour and quaint high street with its independent shops.



The Story of Monte Bre

The family who owned this property before us loved to holiday near Monte Bre so much so that they named their home after the small mountain east of Lugano. When we purchased the property in 1974, we decided to retain the house name as Monte Bre and enjoy telling the story behind it.

The property was a private residence with five bedrooms. In 1975-76 an extension of nine small bedrooms was added to accommodate student Sisters attending the Franciscan Study Centre [FSC] or local colleges. A further extension to those quarters was added in 1989. The third extension completed in 1991 added another three bedrooms and made the students' accommodation completely self-contained and efficient. With the small group of sisters living in community in the convent part of the house, Monte Bre developed as a place of hospitality and welcome – with an open-door approach to anyone in need of a listening ear.

Monte Bre's Welcoming Apostolate to FSC and to the University has been valued as a truly Christian outreach to students, often from developing countries.

In more recent years we moved our formation training to Monte Bre for the training of our new sisters: they attended courses at FSC and were involved in outreach to the local community on various levels on a voluntary basis.


Over the forty-five years that we have been in residence it has been a very happy home and some of the students from all over the world who came for one year's study or for longer – still keep in touch and reminisce about their happy memories of their time at Monte Bre.

For over thirty of those forty-five years the grounds of Monte Bre were home to a previously homeless man by the name of William Anderson [Willie]. He helped the sisters in the garden and helped maintain the grounds and lived in his caravan at the rear of the property. He was somewhat of a local character and was known and loved by all from near and far until he died after a short illness in 2012.


Following the closure of the Franciscan Study Centre in recent years we took the decision to withdraw from Canterbury and have moved our formation training to Sussex. It has been a very happy home and a peaceful place of study for all who have lived there over the years.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E	36	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Important Notice:

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.



Viewing

Strictly by appointment with Miles and Barr
Exclusive

Exclusive Office

14 Lower Chantry Lane
Canterbury
Kent
CT1 1UF

T: 01227 499000

E: Exclusive@milesandbarr.co.uk

Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



14 Lower Chantry Lane, Canterbury,
Kent CT1 1UF
Tel: 01227 200600
Email: exclusive@milesandbarr.co.uk

