



Charles Bainbridge



Beau Reve, Whitstable Road,  
Blean, Canterbury, Kent, CT2 9EA

£1,450,000























A recently built luxury detached house in an enviable setting in the village of Blean, to the north side of Canterbury. The property was individually designed for the location by quality architects CDP Architects and was constructed by Tim Day Construction Ltd. The house enjoys an NHBC Buildmark warranty with impressive specifications and meticulous detail. Extending to approx. 377 sq. meters the property offers extensive and versatile accommodation of elegant proportions. On the ground floor is an impressive reception hall with a staircase rising to the partially galleried first floor landing. The kitchen is comprehensively fitted with a range of Integra Soho units complemented by stunning Nero Cosmos granite worksurfaces and a central island. There are a comprehensive range of AEG appliances including ovens, fridge, freezer, hob, wine cooler, and dishwasher. The utility room houses a convenient large capacity washing machine and Hotpoint heat pump tumble dryer. There are three reception rooms, to the rear is a large sitting room with a part-vaulted ceiling and two sets of French doors overlooking and opening onto the gardens. There is a substantial dining room to the side and a separate family room/study to the front. On the first floor is an impressive large central landing and there are five bedrooms, all with ensuite bath or shower rooms with automatic lighting and high-quality fittings, sanitary ware, and tiling. The property benefits from contemporary high spec systems including a 16kw Samsung EHS Monobloc heat pump providing hot water and serving the underfloor central heating system, there are low energy LED lighting with dimmers in the main accommodation, and the sitting room features a Farringdon Catalyst Eco Wood-burning stove.

The property is approached by a permeable brick-paved driveway through solid timber remote control security gates with video intercom onto the main drive which reaches the front of the property with ample parking and access to the large double garage. The garage has an insulated sectional door with a remote control.

To the front the gardens comprise lawn with borders and a lit path gives access to a pedestrian gate onto Moat Lane subsequently leading to Rough Common Road. The lawns extend to the side and rear of the house and at the rear is a large brick-paved seating area ideal for eating out and entertaining. Around the exterior is automatic lighting and security cameras. The main plot (including the house) measures approx. 140ft (42.64m) deep x 104ft (31.68m) wide.

The property is located in an enviable setting in the village of Blean. The house is ideally situated for the Independent Schools of St. Edmund's and Kent College whilst Canterbury City centre and Canterbury West Station are easily accessible. It is a short walk to the highly regarded Blean Primary School. Nearby Rough Common provides a local general store incorporating



Blean Woods offers extensive walking and the Crab and Winkle Way is a delightful walk or cycle ride through to Whitstable. Easy access can be gained on to the A2, linking with the M2 and M20 motorways.

Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: G

Local Authority: Canterbury City Council, Council Offices, Military Road,  
Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment;  
simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

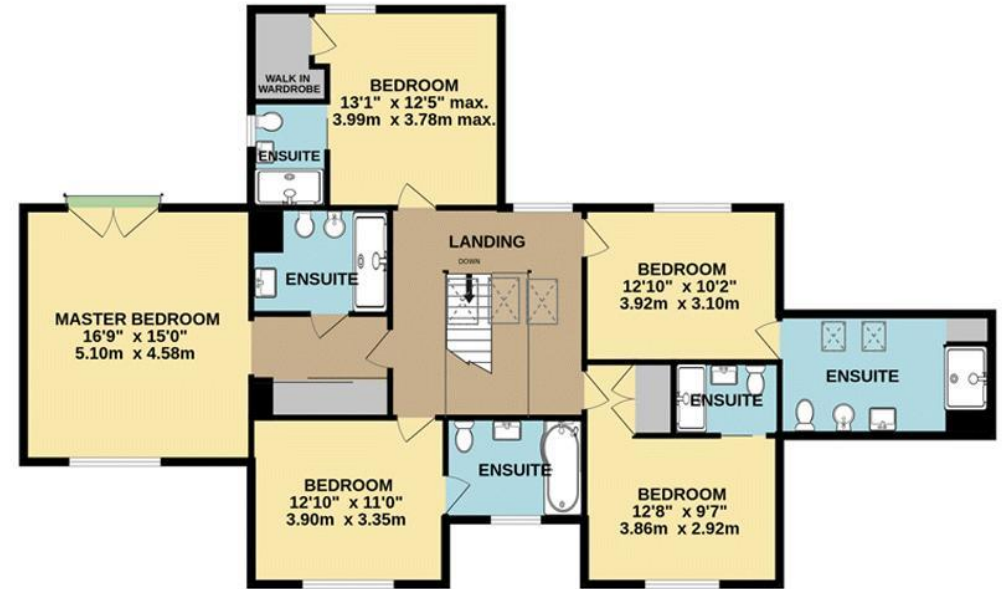




GROUND FLOOR  
1833 sq.ft. (170.3 sq.m.) approx.



1ST FLOOR  
1385 sq.ft. (128.6 sq.m.) approx.



TOTAL FLOOR AREA : 3217 sq.ft. (298.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

























Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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