



Charles Bainbridge



43 Chapel Lane,
Blean, Canterbury, Kent, CT2 9HE

£700,000-£725,000





This spacious detached four-bedroom family home offers a versatile and well-planned layout. The ground floor includes a welcoming living room, a separate dining room, a play room ideal for children or as a study, and a light-filled conservatory that opens onto the garden. A useful downstairs utility room provides extra convenience, while the property also benefits from an attached garage, adding both storage and practicality to the home. Upstairs there are four double-bedrooms, the main bedroom benefits from bright en-suite and the other bedrooms are serviced by family shower-room.

Outside, the property enjoys a good-sized garden, providing plenty of room for outdoor activities, dining, or simply relaxing. To the front, there is ample parking for several vehicles, in addition to the garage, making it ideal for modern family living.

Situated in the sought-after village of Blean, the house benefits from a friendly community atmosphere and excellent amenities nearby. Blean Primary School is well regarded, and the area is conveniently positioned between Canterbury and Whitstable, offering easy access to shops, restaurants, cultural attractions, and transport links, while still enjoying a more peaceful village setting. The surrounding area offers delightful walking and cycling including Blean Woods and the nearby Crab and Winkle Way to Whitstable. Tenure: Freehold EPC: 53E

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

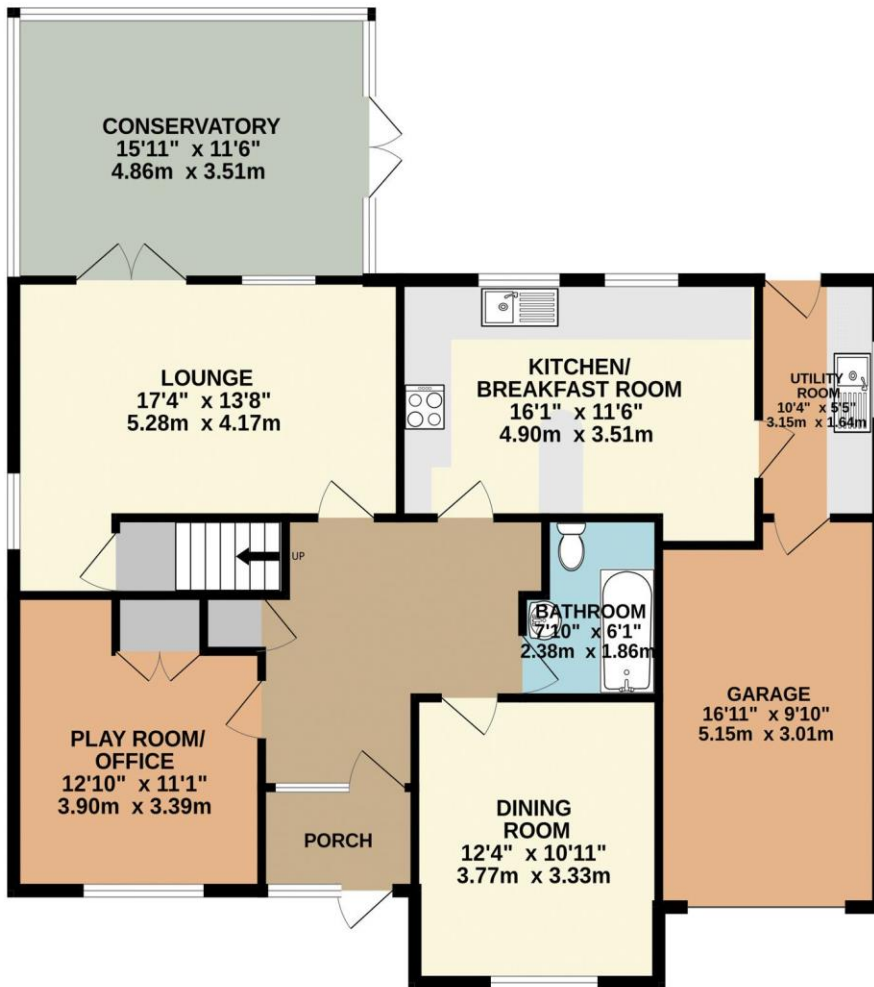
Tenure: Freehold

Council Tax Band: D

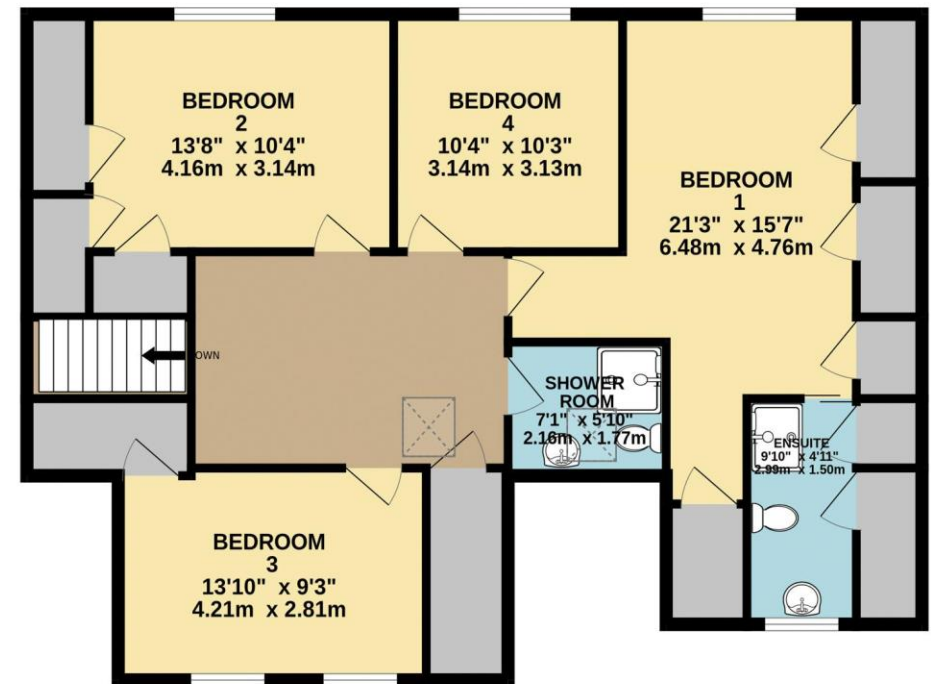
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

GROUND FLOOR
1262 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 2295 sq.ft. (213.2 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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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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