

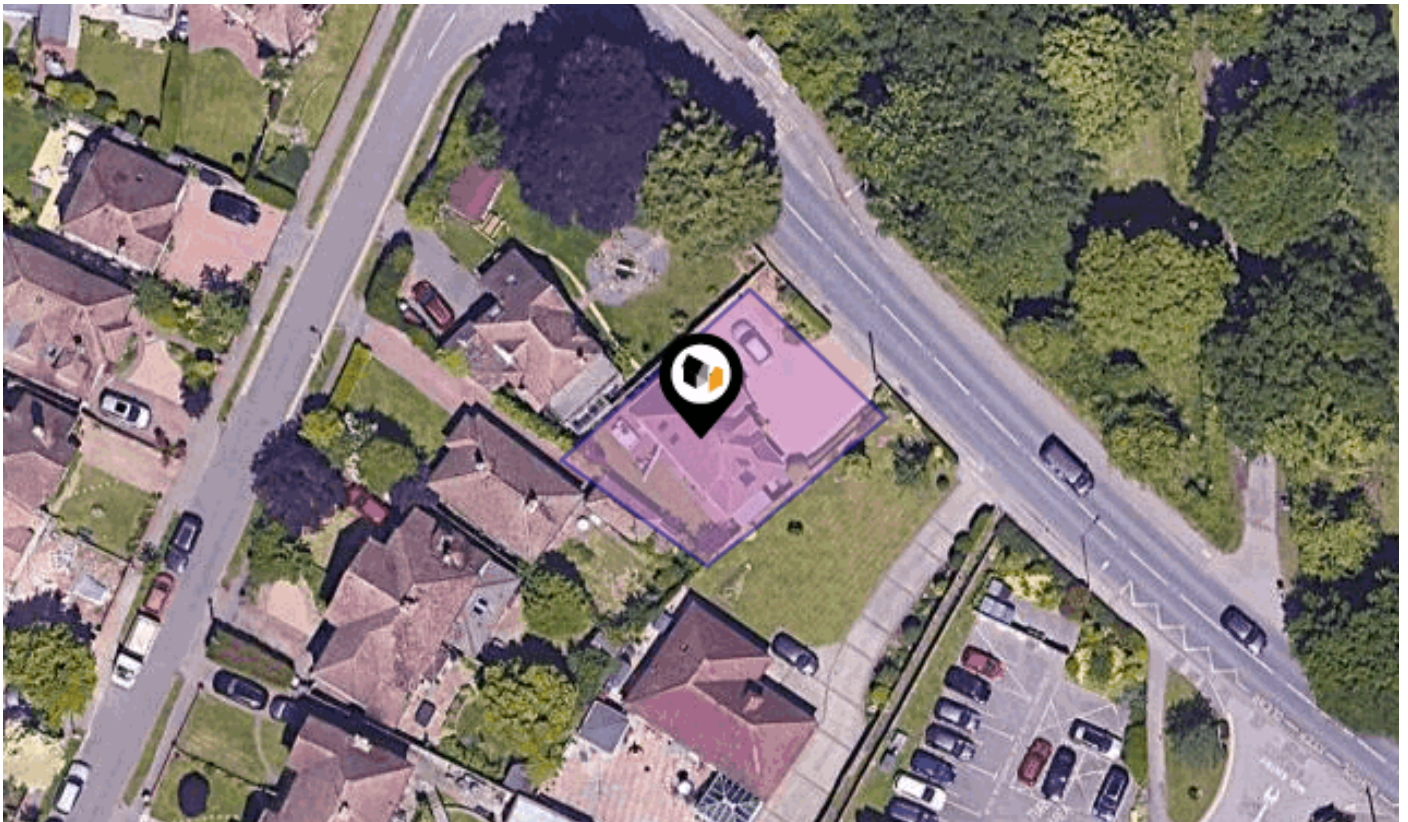


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th September 2024



WHITSTABLE ROAD, BLEAN, CANTERBURY, CT2

James Voysey Powered by eXp

07508 111 071

james.voysey@exp.uk.com

jamesvoysey.exp.uk.com



This stunning, modern 3-bedroom detached house, offering 1,162 sq ft of living space, was built in 2012 and designed with both style and functionality in mind. Featuring an ultra-modern interior, it includes a spacious master bedroom with an en-suite, a sleek downstairs cloakroom, and high-end finishes throughout.

****Prime Location in the Nestled between Canterbury & Blean****

Perfectly situated just a short walk from St. Edmund's Private School, Kent College & Blean Primary School, this property offers both tranquility and convenience. The City of Canterbury also benefits from two well regarded Universities including the University of Kent which campus is very close by, where you can enjoy various amenities which are open to the public including sports facilities and an arts centre. Located just 1.15 miles from Canterbury West train station, you'll enjoy quick, direct access to London via the High Speed service which will have you in St Pancras in under 58 minutes, making it ideal for commuters.

The historic Crab & Winkle cycle path is accessed just over the road for those who enjoy a walk or cycle into the City centre or to the coastal town of Whitstable.

****Explore the Cathedral City of Canterbury****

Enjoy a regular bus-service or just a short drive, you will find the historic city of Canterbury which offers an abundance of cultural experiences, including the iconic Canterbury Cathedral, a UNESCO World Heritage Site. The city boasts a lively atmosphere, with an array of boutique shops, fine dining restaurants, and vibrant cafes, making it a hub of activity for both leisure and daily life.

****Excellent Road Connections****

For those who need to travel further afield, the property offers easy access to the A2 road network, providing seamless connectivity to both London and the Kent coast. Whether you're commuting to work or exploring the beautiful Kent countryside, the A2 ensures you're never far from where you need to be.

****Eco-Friendly Living****

This house is designed for modern, energy-efficient living with an economical Air Source Heat Pump and underfloor heating throughout the ground floor, offering both comfort and reduced energy bills year-round.

****Key Features:****

- 3 spacious bedrooms, including a luxurious en-suite main bedroom
- Modern, open-plan kitchen and dining area perfect for entertaining
- Large lounge area with ample natural light
- Ground-floor cloakroom for convenience
- Easy access to the A2, Canterbury West station, and coastal towns like Whitstable
- Walking distance to top private schools, University of Kent & Canterbury city centre

If you're looking for a blend of eco-conscious living, countryside tranquility, and access to the vibrant Cathedral City of Canterbury, this home in Blean offers an unparalleled opportunity.

GROUND FLOOR

Entrance Porch: 7'1 x 3'11 (2.16m x 1.19m)

Cloakroom

Lounge: 22'7 x 10'1 (6.89m x 3.08m)

Kitchen: 10'8 x 10'4 (3.25m x 3.15m)

Dining Area: 10'8 x 10'4 (3.25m x 3.15m)

FIRST FLOOR

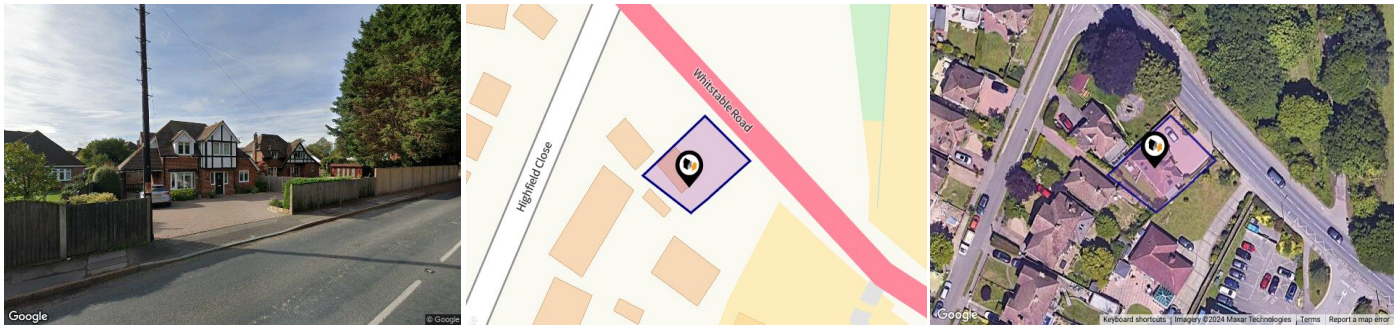
Landing

Bedroom 1: 11'8 x 10'5 (3.56m x 3.18m)

En-suite Shower Room: 6'1 x 6'0 (1.86m x 1.83m)

Bedroom 3: 9'9 x 9'9 (2.97m x 2.97m)




Bedroom 2: (L-shaped) 13²



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,707		
Title Number:	K963875		

Local Area

Local Authority:	Canterbury	Estimated Broadband Speeds		
Conservation Area:	Hothe Court	(Standard - Superfast - Ultrafast)		
Flood Risk:		7	80	-
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:
---	---

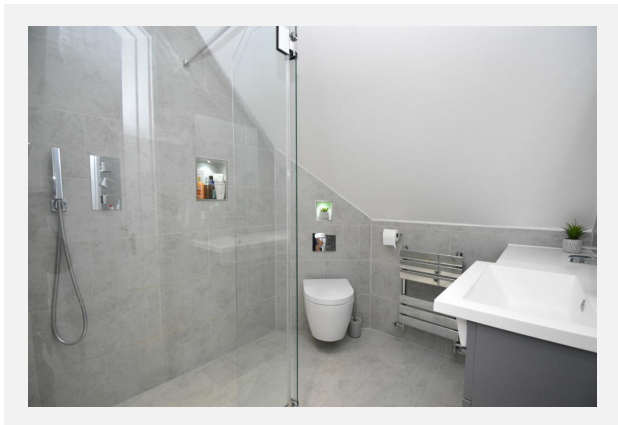
Planning History

This Address

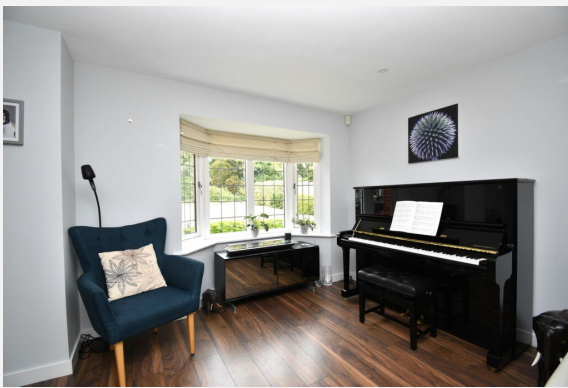
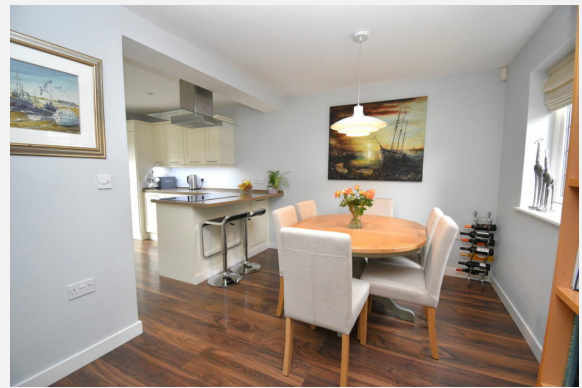
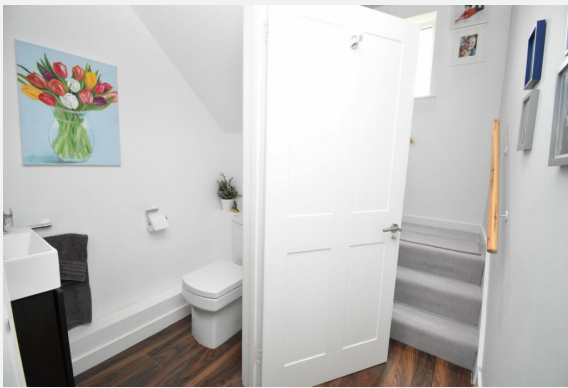
Planning records for: *Whitstable Road, Blean, Canterbury, CT2*

Reference - TRE/15/09457	
Decision:	Decided
Date:	23rd June 2015
Description:	Reduce the crown of a Cypress tree, located in front garden, by one third. Fell a decaying Cypress tree, located in the rear garden

Gallery Photos



Gallery Photos

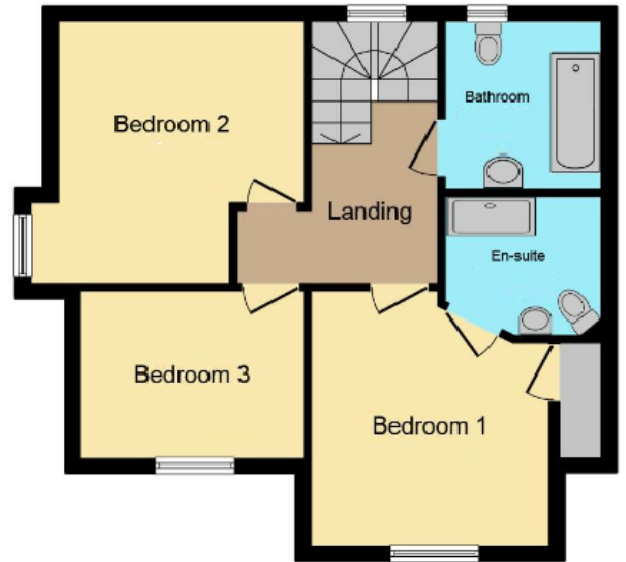




WHITSTABLE ROAD, BLEAN, CANTERBURY, CT2



Ground Floor



First Floor

Property EPC - Certificate

Whitstable Road, Blean, CT2

Energy rating

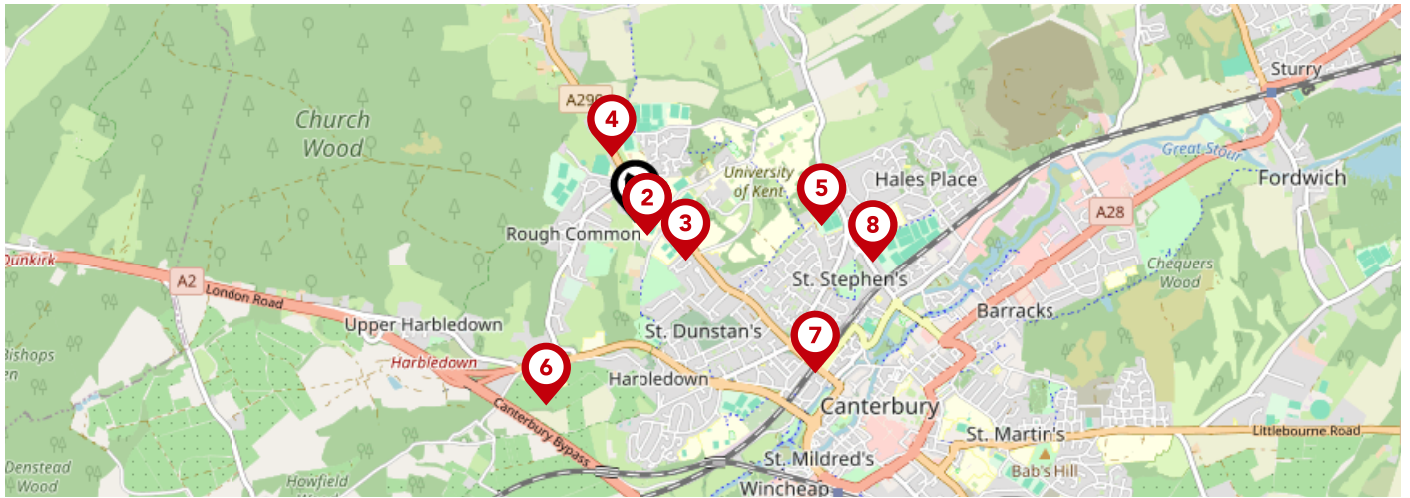
C









Valid until 10.04.2034

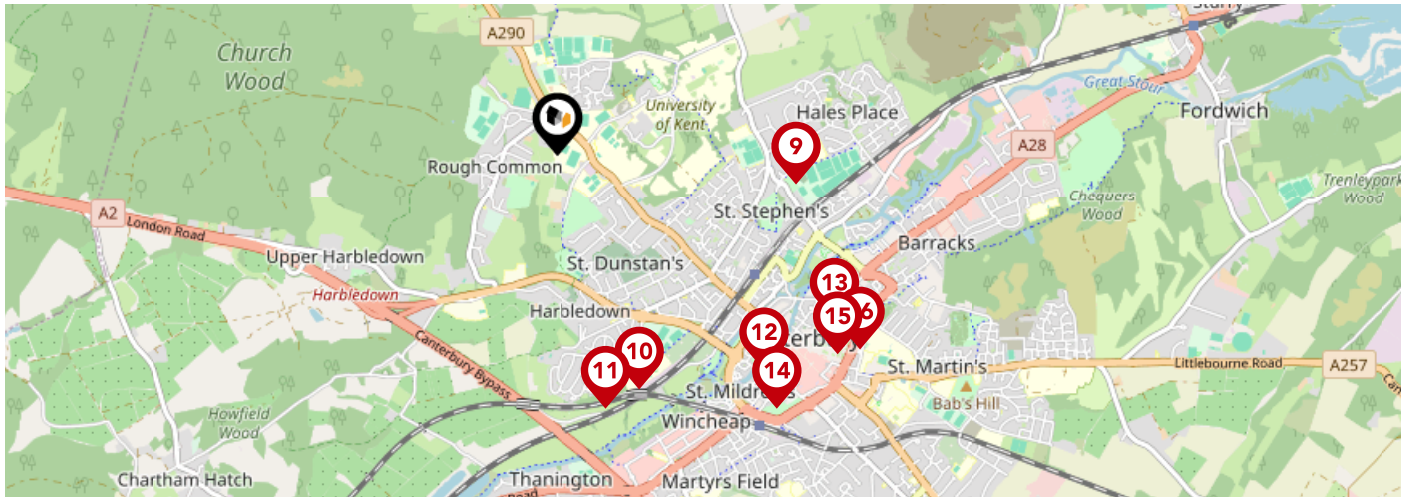
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric, Water source heat pump, warm air, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	108 m ²



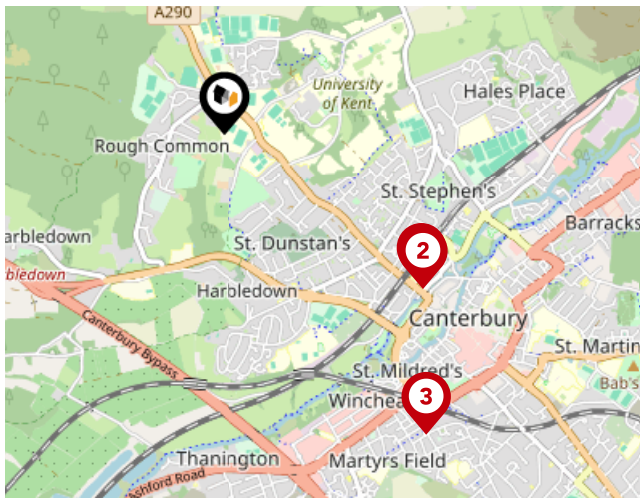
		Nursery	Primary	Secondary	College	Private
	Kent College (Canterbury) Ofsted Rating: Not Rated Pupils: 545 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kent College International Study Centre Ofsted Rating: Not Rated Pupils: 23 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund's School Canterbury Ofsted Rating: Not Rated Pupils: 643 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blean Primary School Ofsted Rating: Outstanding Pupils: 430 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Archbishop's School Ofsted Rating: Good Pupils: 731 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kent College Nursery, Infant and Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bemix Ofsted Rating: Good Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's Infant School Ofsted Rating: Good Pupils: 269 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






	Nursery	Primary	Secondary	College	Private
 St Stephen's Junior School Ofsted Rating: Good Pupils: 397 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Canterbury Academy Ofsted Rating: Requires improvement Pupils: 1905 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Canterbury Primary School Ofsted Rating: Good Pupils: 422 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter's Methodist Primary School Ofsted Rating: Good Pupils: 211 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Johns Church of England Primary School Ofsted Rating: Good Pupils: 442 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Haven Nook Ofsted Rating: Good Pupils: 18 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The King's School Canterbury Ofsted Rating: Not Rated Pupils: 911 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Thomas' Catholic Primary School, Canterbury Ofsted Rating: Good Pupils: 210 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

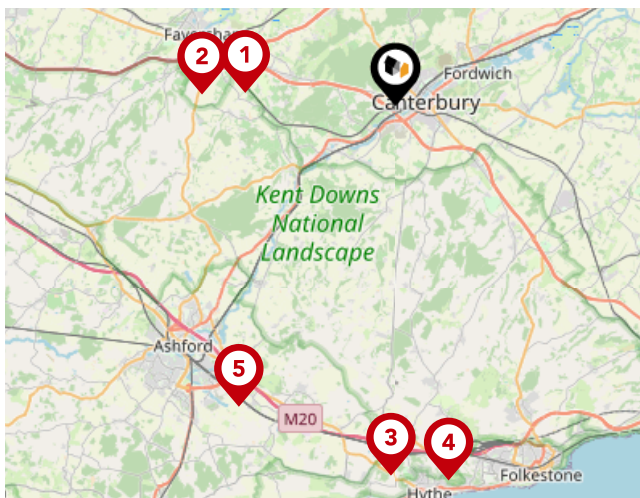
Area

Transport (National)








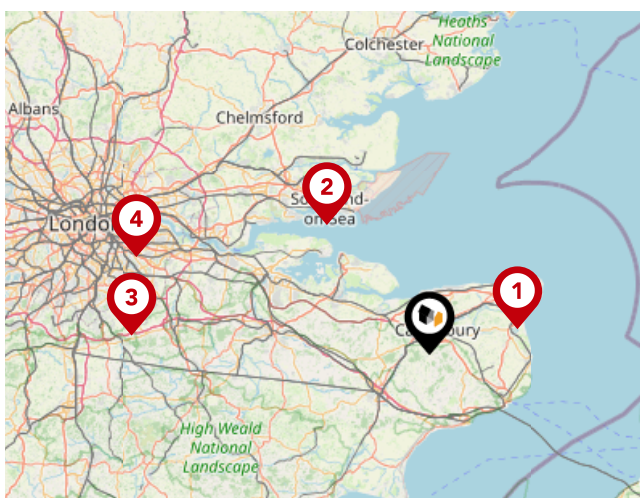
National Rail Stations

Pin	Name	Distance
	Canterbury West Rail Station	1.15 miles
	Canterbury West Rail Station	1.17 miles
	Canterbury East Rail Station	1.68 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	5.6 miles
	M2 J6	7.17 miles
	M20 J11	13.76 miles
	M20 J11A	14.04 miles
	M20 J10A	12.57 miles

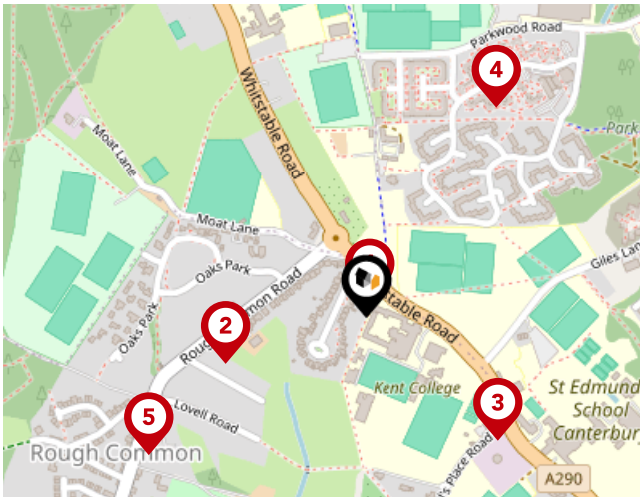


Airports/HELIPADS






Pin	Name	Distance
	Manston	13.66 miles
	Southend-on-Sea	24.27 miles
	Leaves Green	44.21 miles
	Silvertown	45.68 miles

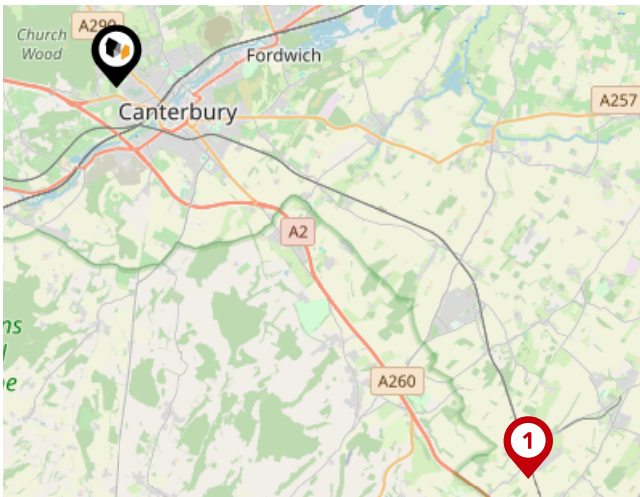
Area

Transport (Local)



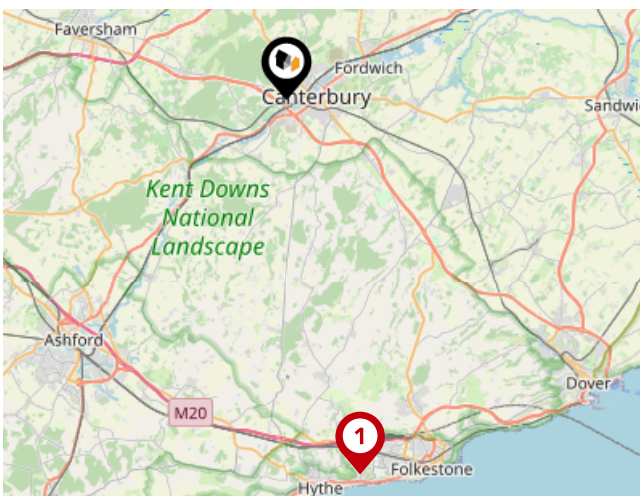
Bus Stops/Stations

Pin	Name	Distance
	Rough Common Turn	0.02 miles
	Ravenscourt Road	0.17 miles
	St Edmund's School	0.21 miles
	Park Wood	0.29 miles
	Lovell Road	0.3 miles




Local Connections

Pin	Name	Distance
	Shepherdswell Station (East Kent Railway)	10.53 miles

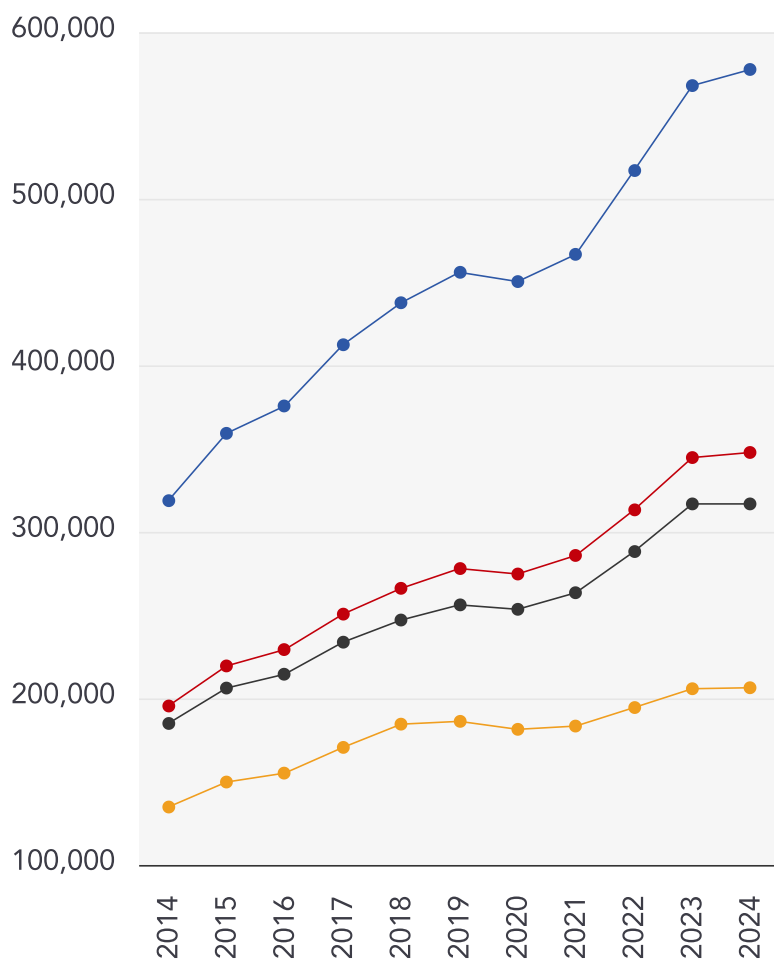


Ferry Terminals

Pin	Name	Distance
	Folkestone Eurotunnel Terminal	14.2 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in CT2



Detached

+81.23%

Semi-Detached

+77.88%

Terraced

+71.26%

Flat

+53.14%

James Voysey Powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseyestateagent](#)



[/james-voysey-7ba90719b](#)

James Voysey Powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

JAMES VOYSEY  POWERED BY

James Voysey Powered by eXp

07508 111 071

james.voysey@exp.uk.com

jamesvoysey.exp.uk.com

