



CHRISTOPHER HODGSON

Whitstable

Blarney Court Pean Hill, Whitstable, Kent, CT5 3BQ

Freehold

Blarney Court is a substantial family home, ideally positioned between the seaside town of Whitstable and the cathedral City of Canterbury. Built by the current owners, the property sits on a private 3-acre plot and offers 7,500 sq ft (695 sq m) of accommodation across two floors, including a detached pool house. With extensive outbuildings and generous outdoor space, this is a rare opportunity.

Approached via a long private driveway, the house is set behind double gates with ample parking. The grand entrance hall features a beautiful split staircase leading to the first floor. The main reception room spans the width of the property, centred around a large inglenook fireplace, with glazed casement doors opening to a conservatory; an inviting space year-round. The spacious kitchen/dining area includes traditional base and wall units, a central island with hob and extractor, and a second conservatory enjoying garden views. The utility room connects to the

attached double garage, while a formal dining room with its own fireplace overlooks the garden.

Upstairs, there are three large double bedrooms, including the principal bedroom suite with an en-suite bathroom and dressing room. A large family bathroom serves the remaining bedrooms.

The grounds comprise formal gardens and woodland, with a heated indoor pool housed in a large outbuilding. An adjoining jacuzzi room, outdoor barbecue area, and manicured lawns provide perfect spaces for summer entertaining.

An attached double garage, plus a separate single garage, offer plenty of secure parking. No onward chain.

LOCATION

Pean Hill is conveniently situated between Whitstable and Canterbury and lies within close proximity to the village of Blean with its range of local shops, public house and popular primary school. Whitstable (2.5 miles distant) is a popular seaside town renowned for its charming seafront and working harbour and enjoys a bustling town centre providing an array of boutique shops and highly regarded restaurants. The Cathedral City of Canterbury (3.6 miles distant) offers a popular theatre, a wealth of cultural and leisure amenities and benefits from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Kitchen 19'8" x 19'2" (5.99m x 5.84m)
- Breakfast 13'1" x 10'2" (3.99m x 3.10m)
- Lobby
- Utility 11'6" 9'6" (3.51m 2.90m)
- Dining Room 18' x 16'5" (5.49m x 5.00m)
- Sitting Room 29'2" x 19'8" (8.90m x 6.00m)
- Conservatory 24'1" x 15'4" (7.34m x 4.67m)

FIRST FLOOR

- Bedroom 1 19'10" x 19'8" (6.05m x 5.99m)
- En-suite Bathroom 9'0" x 8'6" (2.74m x 2.59m)
- Bedroom 2 26'7" x 14'4" (8.10m x 4.37m)
- Eaves Storage

- Bedroom 3 21'1" 16'5" (6.43m 5.00m)
- Bedroom 4 / Dressing Room 18'7" x 16'5" (5.66m x 5.00m)
- Bathroom 13'1" x 10'3" (4m x 3.13m)

POOL HOUSE / JACUZZI ROOM

- Swimming Pool 45'7" x 24' (13.89m x 7.32m)
- Jacuzzi Room 85'5" x 20'8" (26.04m x 6.30m)
- Shower Room

OUTSIDE

- Garden
- Double Garage 23' x 20'5" (7.01m x 6.22m)
- Garage 21' x 12' (6.40m x 3.66m)

















Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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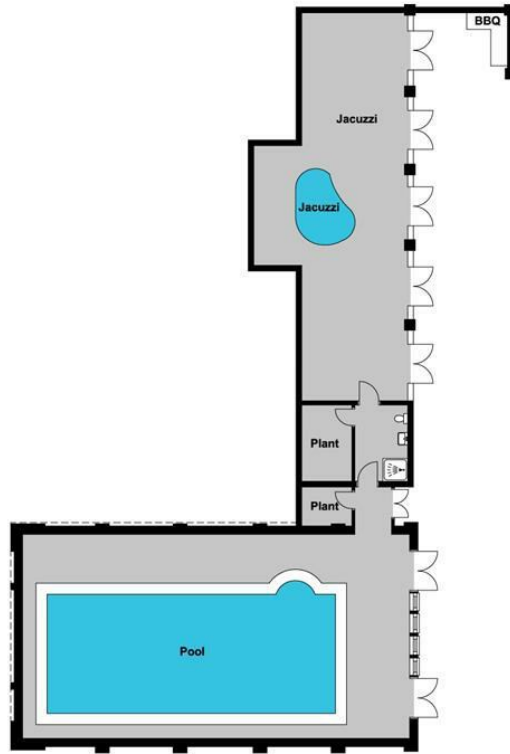
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	81
England & Wales		EU Directive 2002/91/EC	

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Pool House/Jacuzzi Room

Main area: approx. 178.4 sq. metres (1920.3 sq. feet)



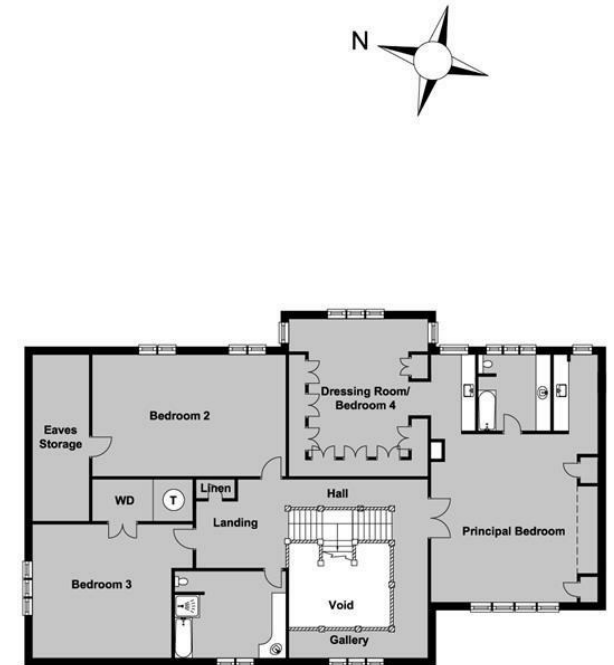
Ground Floor

Main area: approx. 244.4 sq. metres (2630.7 sq. feet)
Plus garages, approx. 66.8 sq. metres (719.0 sq. feet)



First Floor

Main area: approx. 206.3 sq. metres (2220.6 sq. feet)



Main area: Approx. 695.9 sq. metres (7490.6 sq. feet)
Including Garage





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