



Price
£750,000

Freehold

4x  3x  1x 

**Whitstable Road, Blean,
Canterbury, Kent, CT2**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

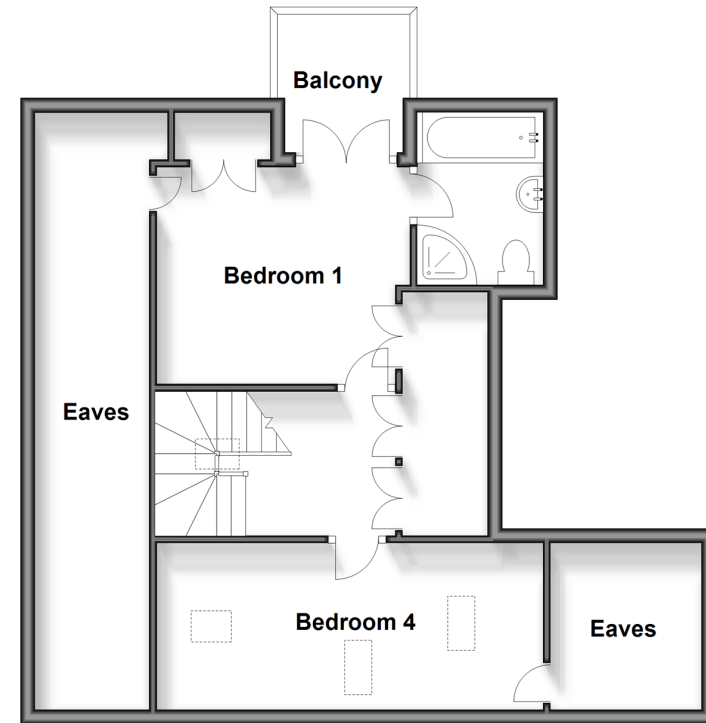
Ground Floor

Approx. 125.8 sq. metres (1354.4 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.5 sq. feet)



Accommodation

GROUND FLOOR

Bedroom 3: 14'9 x 12'9 (4.50m x 3.89m)

En Suite Shower Room: 6'6 x 5'2 (1.98m x 1.58m)

Bedroom 2: 14'9 x 12'11 (4.50m x 3.94m)

En Suite Bathroom: 9'2 x 7'0 (2.80m x 2.14m)

Cloakroom

Kitchen Area: 12'9 x 9'7 (3.89m x 2.92m)

Dining Area: 15'6 x 12'9 (4.73m x 3.89m)

Lounge: 17'7 x 17'5 (5.36m x 5.31m)

Utility Room: 9'1 x 7'9 (2.77m x 2.36m)

Playroom/Office: 10'5 x 7'6 (3.18m x 2.29m)

FIRST FLOOR

Landing

Bedroom 1: 11'5 x 9'10 (3.48m x 3.00m)

En Suite Bathroom: 7'11 x 5'8 (2.41m x 1.73m)

Bedroom 4: 17'10 x 7'6 (5.44m x 2.29m)

OUTSIDE

Front Garden

Off Road Parking

Garage: 8'1 x 5'10 (2.47m x 1.78m)

Rear Garden

Workshop: 15'7 x 7'8 (4.75m x 2.34m)



Main features

- Stunning open-plan living, perfect for entertaining
- Beautiful mature garden with multiple outbuildings and views over fields
- Bespoke fitted oak kitchen, no onward chain
- Highly sought-after village location
- Adaptable living space to suit your needs with room for all the family to enjoy



Nearest Schools

Primary Schools: Blean Primary 0.1 miles, St Edmund's School 0.4 miles, St Stephen's Infant and Junior Schools 1.2 miles, Beauherne Primary 1.3 miles
Secondary Schools: Kent College (Canterbury) 0.2 miles, The Archbishop's School 0.9 miles



Transport Information

Train Stations: Canterbury West 1.3 miles, Canterbury East 1.8 miles, Sturry 2.8 miles



Address

Whitstable Road, Blean, Canterbury, Kent, CT2



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
E(52)	B(31)

10348555/20240307/TG/JT