



Beau Reve
7a Whitstable Road | Blean | Canterbury | Kent | CT2 9EA

FINE & COUNTRY

Step inside

Beau Reve

This exceptional property is situated in the charming village of Blean, nestled just north of the historic cathedral city of Canterbury. Blean offers a peaceful and picturesque setting, perfect for those seeking a tranquil escape while still enjoying easy access to all the amenities of a vibrant city. Within walking distance, families will find excellent educational facilities, including the Ofsted rated 'Outstanding' Blean Primary School. Additionally, prestigious schools like Kent College, St Edmunds, and Kings School Canterbury are all within close proximity, providing exceptional educational opportunities. With its convenient location and close-knit community, Blean presents an idyllic backdrop for this remarkable property.

The spacious property exudes grandeur with high-quality construction, high ceilings, and expansive windows and doors that bathe the interior in natural light. This stunning, newly built property (July 2023), designed by award winning architects CDP Architects of Canterbury, boasts an NHBC Buildmark warranty and meticulous attention to detail throughout.

As you approach the property you will be greeted by the impressive gated entrance featuring a video entry system for enhanced security. A large driveway with ample parking space, cleverly constructed using fully permeable materials to seamlessly blend with the environment, ensures effortless convenience. The high-specification driveway is built to support larger and heavier vehicles. The expansive patio areas ideal for entertaining also benefit from this fully permeable design. Park with ease in the extra-large garage, measuring a generous 6.25 metres wide by 7.4 metres deep. The garage boasts a high-performance insulated sectional door and a remote opener for effortless access. Hikvision security cameras strategically placed around the exterior of the house, along with automatic exterior lighting, provide comprehensive security measures.

Enter via the impressive double entrance doors fitted with high-security locking system and you can begin to appreciate the quality of this fine home. The high ceilings, oak double doors throughout the ground floor emphasise the spaciousness and a seamless flow throughout the ground floor with stunning Porcelanosa large format tiles creates a homogenous and luxurious feel. The stylish kitchen featuring Integra Soho units, complemented by stunning Nero Cosmos granite worktops and a large central island. Prepare culinary masterpieces with ease using high-quality AEG appliances, including combination microwave and steam ovens, full-height integrated fridge, full-height integrated freezer, large induction hob, wine cooler, and dishwasher. The kitchen is also equipped with a Franke Doric tri-flow tap, providing hot, cold and filtered drinking water. Ample storage with full-height 'pull out' larders, deep pan drawers, full-height, low-level, and wall cupboards. The utility room houses a convenient large-capacity washing machine and heat pump tumble dryer, completing the picture of modern functionality.

The bespoke oak staircase and oak galleried landing lead to the luxury and comfort of five well-appointed double bedrooms, each boasting luxurious ensuite bathrooms equipped with premium Grohe taps and sanitaryware, concealed cisterns for a sleek, modern aesthetic. Bedroom 5 features a relaxing full-sized bath and shower combination, while automatic lighting and heated towel rails in all ensembles add a touch of sophistication. Exquisite Porcelanosa tiling graces the floors and walls of the bathrooms and toilets, further elevating the ambiance. Velux sun pipes and upgraded electric windows with higher thermal performance and self-cleaning glass in select rooms provide additional natural light and ventilation.

Embrace a future-proof lifestyle with the Swedish Ostberg mechanical ventilation and heat recovery system, ensuring a complete air change every two hours with fresh, filtered air. The heat recovery system typically operates in excess of 90% efficiency, minimizing energy waste. The system can be programmed to increase ventilation during busier times and even provide cooling during the summertime. Underfloor heating keeps you comfortable throughout the year, with the added benefit of individual room thermostats for ultimate temperature control. A powerful 16 kW Samsung EHS monobloc heat pump delivers exceptional heating and cooling efficiency, contributing to the home's sustainability efforts. Low-energy LED lighting with dimmers in the main areas and a Farringdon Catalyst Eco 10.6 kW wood-burning stove further showcase the property's commitment to environmental responsibility. Experience the benefits of the Monarch HE Master high-performance water softener which tackles hard water issues, providing numerous advantages such as leaving your skin and hair feeling luxuriously soft and smooth, ensuring spotless dishes and cleaner laundry, protecting your appliances, and extending their lifespan.

A gated, automatically lit pathway leading to Moat Lane and ultimately to Rough Common Road adds another layer of convenience with easy access to The Blean Wood National Nature Reserve, one of several woods that cover eleven square miles and includes Thornden Wood, East and West Blean Woods, and Clowes Wood. Almost all the woodland comprising the Blean complex is classified as ancient woodland. Its value for wildlife is recognized at a national level, with over half of the Blean being designated a Site of Special Scientific Interest and approximately one-third also designated as a Special Area of Conservation. The property is nestled in a large plot surrounded by close-boarded fencing with delightful views across the cricket ground and to Blean Woods beyond. A well-manicured lawn wraps around much of the property and a charming curved block-paved terrace for outdoor entertaining. Recently planted trees and shrub borders will add to the privacy of the property as they grow, ensuring a very private environment for the future.







Seller Insight

“Blean’s location is not only close to Canterbury but also offers easy access to the beautiful North Kent coast. Just a short drive away, you can enjoy the trendy seaside town of Whitstable, renowned for its vibrant arts scene, boutique shops, and delicious seafood. Herne Bay, with its traditional pier and family-friendly beach, is also within easy reach. Further along the coast, Broadstairs beckons with its charming sandy beaches, quaint town centre, and the famous Dickens Festival. These coastal destinations provide the perfect backdrop for a relaxing day out or a spontaneous weekend getaway.

Immerse yourself in the rich history and charm of Canterbury, a UNESCO World Heritage Site, just a short journey away. Explore the magnificent Canterbury Cathedral, wander the cobbled streets, and discover a wealth of shops, restaurants, and cultural attractions. Enjoy seamless connectivity to the heart of London with fast train services whisking you there in under an hour. Experience the best of the capital’s world-class museums, theatres, and vibrant nightlife. Blean’s location provides easy access to Europe, whether you choose the convenience of the Eurotunnel shuttle or the Dover ferries. Explore the beauty and culture of mainland Europe.

This remarkable property in the idyllic village of Blean presents a unique blend of luxury, sustainability, and a prime location, making it an irresistible opportunity for discerning buyers.

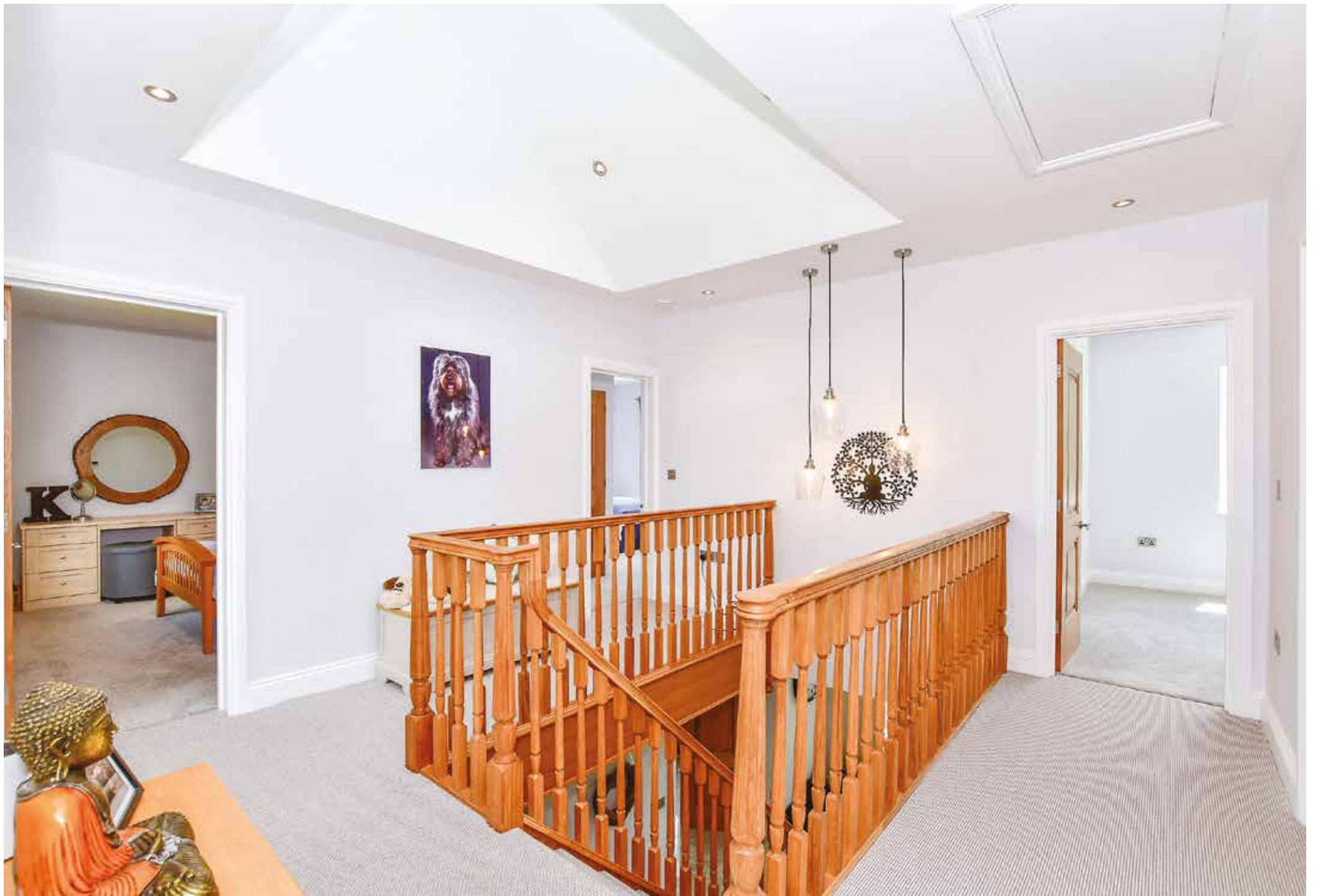
What the Owners Say: “As the owners of Beau Reve, we’ve cherished every moment in this light-filled, airy home. The high ceilings and expansive windows create a welcoming, serene atmosphere that makes every day feel special. Living here has been incredibly economical, thanks to the advanced energy-efficient systems and the powerful Samsung heat pump. The underfloor heating ensures our comfort year-round. We’ve found it extremely convenient to live here, as we can be at the coast in 15 to 20 minutes, and for trips to London, we can either catch the train in Canterbury or join the A2/M2 within five minutes by car. The house is easy to maintain and keep clean, and we’ve received countless positive comments from friends and relatives when they visit. We’ve enjoyed planting out the garden and are beginning to see how it will mature into a tranquil and private haven.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











Travel Information

By Road:	
Canterbury West Station	1.1 miles
Canterbury East Station	2.6 miles
Ashford International	16.1 miles
Dover Docks	20.5 miles
Channel Tunnel	18.9 miles
Gatwick Airport	71.1 miles
Charing Cross	63.5 miles
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Healthcare

Blean Surgery	01227 764211
Canterbury Health Centre	03000 426600
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Whitstable Sailing Club	01227 272942
Kingsmead Leisure Centre	01227 769818

Education

Primary Schools:	
Blean Primary	01227 471254
St Thomas Catholic primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714942

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
The Royal Oak	01227 760149
The Hare at Blean	01227 208007
Pinocchios	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266

Local Attractions/Landmarks

- Howletts Animal Park
- Wingham Wildlife Park
- The Canterbury Tales
- The Beaney House
- Canterbury Cathedral
- Canterbury Heritage Museum

Ground Floor
Approx. 178.4 sq. metres (1916.8 sq. feet)



First Floor
Approx. 134.6 sq. metres (1448.6 sq. feet)



GROUND FLOOR

- Entrance Hall
- Cloakroom
- Utility Room
- Family Room 13'7 x 12'9 (4.14m x 3.89m)
- Kitchen/Breakfast Room 21'3 x 12'10 (6.48m x 3.91m)
- Sitting Room 22'3 x 16'6 (6.79m x 5.03m)
- Dining Room 16'10 x 13'0 (5.13m x 3.97m)

FIRST FLOOR

- Landing
- Main Bedroom 16'9 x 15'0 (5.11m x 4.58m)
- En Suite Shower Room
- Bedroom 2 13'1 x 12'5 (3.99m x 3.79m)
- En Suite Shower Room
- Walk In Wardrobe
- Bedroom 4 12'10 x 10'2 (3.91m x 3.10m)
- En Suite Shower Room
- Bedroom 5 12'8 x 9'7 (3.86m x 2.92m)
- En Suite Shower Room
- Bedroom 3 12'10 x 11'0 (3.91m x 3.36m)
- En Suite Bathroom

OUTSIDE

- Wraparound Garden
- Gated Driveway
- Double Garage 24'5 x 19'6 (7.45m x 5.95m)

Council Tax Band: G
Tenure: Freehold

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 11.06.2024





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