



Since 1865



**18 Chapel Lane, Blean, Canterbury,  
CT2 9HQ**

**£725,000 Freehold**

A rare opportunity to purchase a detached 4 bedroom new build property set over 3 floors in the sought-after village of Blean. The house has been built to exacting standards and features underfloor heating, bi-fold doors, a superb kitchen by the Canterbury Kitchen Centre, solar panels & a wonderful master bedroom suite.

- 4 Double Bedrooms
- Master Bedroom With En-Suite & Large Dressing Room
- 3 Luxurious Bathrooms
- Large Kitchen/Dining/Family Room
- Bi-Folding Doors To The Rear
- Wonderfully Spacious Sitting Room
- Utility Room
- Under Floor Heating To The Ground Floor
- Off Road Parking For 4 Cars
- EV Car Charging Point
- Cycle Store
- 10 Year New Home Guarantee
- No Forward Chain
- Close To Blean School

The front door opens to the entrance porch with windows on either side and leads through to the sitting room/dining room, a wonderfully bright and airy room thanks to large windows to the front and side.

The kitchen/dining/family room spans the entire back of the house and has bi-fold doors leading to the rear garden. The kitchen is designed by the City Kitchen Centre and features quality Neff integrated appliances, quartz worktops and matt, soft close units. A door leads through to the utility room, cloakroom and cycle store.

A beautifully crafted oak and glass staircase leads to the first floor where you will find the master bedroom which has a walk in dressing room and a luxurious en-suite shower room. Also on the first floor are bedrooms 2 & 3 which are both generously sized doubles and the family bathroom which is fitted with a modern white suite including a free standing bath and separate shower.

The second floor comprises bedroom 4 and an en-suite shower room.



Outside, the house is set behind a picket fence & front garden. There is off road parking for up to 4 cars along with an electric car charging point. Most of the garden lies to the rear which has a sunny south-east aspect and has a large porcelain paved patio, ideal for al fresco dining and a lawned area. Raised sleeper style flower beds are all ready for planting and the garden is fully fence enclosed.

Blean situated just 2 miles from the vibrant City centre with its ever expanding range of bars, restaurants and shopping and leisure facilities.

The University of Kent, St Edmund's and Kent College are close by, as is Canterbury West railway station with it's high speed link to London St Pancras in just 56 minutes. The A2 is easily accessible with its link to the M2 and wider motorway network.

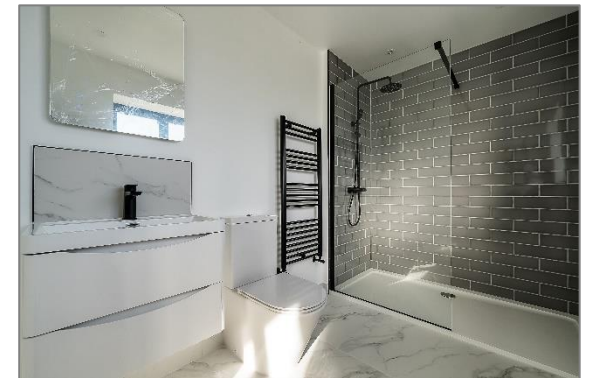
The village itself has a shop, Doctor's surgery, two pubs, a village hall, a café and is only a 2 minute drive to the OFSTED rated 'Outstanding' Blean Primary School. For nature lovers, RSPB Blean Woods are very close by with many miles of walking.

**Viewing:** By appointment through Finn's, Canterbury. Tel: 01227 454111

**Services:** Mains gas, electricity, water & drainage. Solar panels providing electricity.

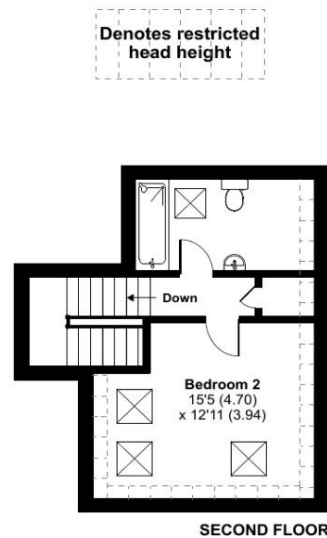
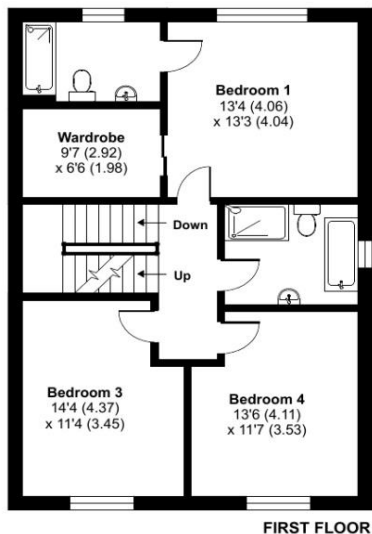
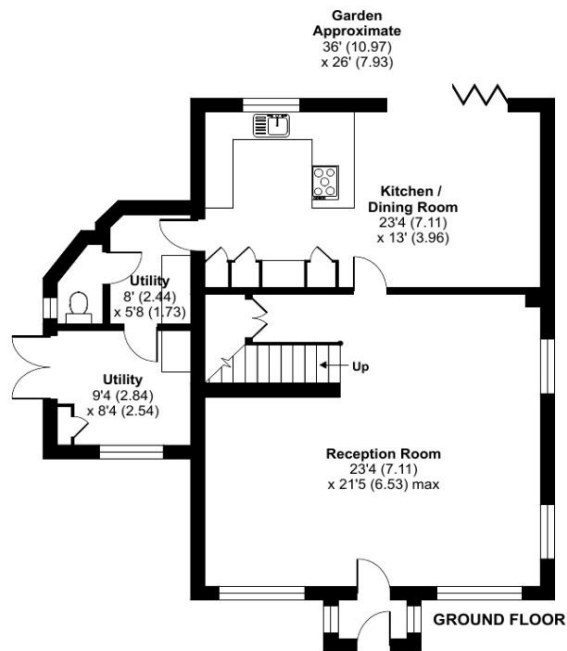
**Council Tax:** Band 'TBC' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 31/10/23





Approximate Area = 2129 sq ft / 197.7 sq m  
 Limited Use Area(s) = 44 sq ft / 4. sq m  
 Total = 2173 sq ft / 201.8 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Finns. REF: 1049066

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

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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