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51 Whitstable Road, Blean, Canterbury, Kent, CT2 9EB

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51 Whitstable Road, Blean, Canterbury, Kent, CT2 9EB

£799,950 Freehold

A very well presented four bedroom detached family home set back from the road within beautiful gardens in a highly convenient position opposite Blean Primary school.

- Four Bedroom Detached Period Family Home
- Very Well Presented Throughout
- Bright, Spacious & Characterful accommodation
- Set Back From The Road Behind Manicured Grounds
- South – West Facing Rear Garden Backing On To Blean Woods
- **No Chain**

The front door opens to the entrance hall and leads through to the light & airy triple aspect sitting room which has wonderful views over the front & rear gardens and benefits from a pretty fireplace with wood burning stove. The dining room has a bay window looking over the front garden and an open fire and leads through to the study. To the rear of the house is the kitchen/breakfast room, conservatory, cloakroom and large utility room/walk in larder.

Upstairs, the landing leads to the family bathroom and to the four good size double bedrooms and bedroom 1 benefits from an en-suite bathroom and dressing area.

The gardens are a real feature of the property and have clearly been a labour of love for the current owner.

The property is set back from the road behind its manicured front garden and driveway which offers plenty of off road parking and a detached garage. Most of the garden lies to the rear and measures approximately 153' x 79' and is mainly laid to lawn with a variety of established trees, shrubs, a pond and vegetable beds. There is a patio with ample room for a dining table and chairs, a greenhouse and vegetable beds as well as plenty of space at the side of the house. The rear garden faces South-West and backs onto the RSPB Blean Woods. The overall plot size is 0.42 acres.

51 Whitstable Road is conveniently positioned directly opposite the highly sought-after Blean Primary School currently rated 'Outstanding' by OFSTED. The University of Kent, St Edmund's and Kent College are all within easy walking distance. The Cathedral City of Canterbury is just 1.2 miles away and offers a huge range of shopping and leisure facilities including an abundance of restaurants, bars and cafés. Educationally, Canterbury is very well provided for with three universities and a huge choice of schools for all ages and abilities in the state and private sectors.

The North side of Canterbury is a prime location with easy access to Canterbury West railway station with its high-speed service to London St Pancras in just 56 minutes and the A2 being close by with its links to the M2 and wider motorway network. A regular bus service runs every 20 minutes between Canterbury and the seaside town of Whitstable.

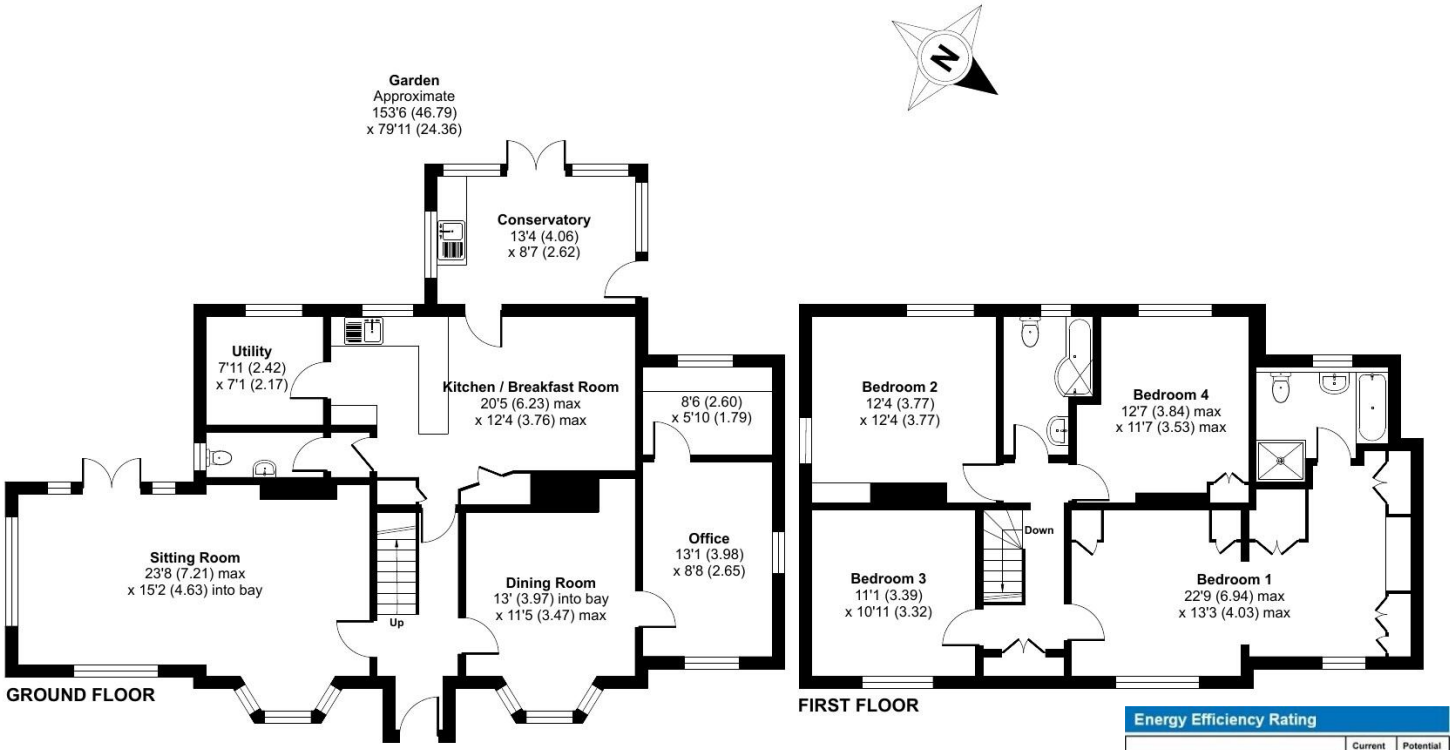
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

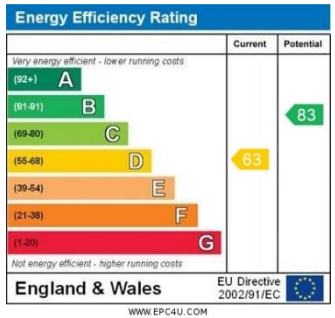
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were amended on 24/2/25 and amended on 13/5/25

Approximate Area = 2090 sq ft / 194.1 sq m
Garage = 293 sq ft / 27.2 sq m
Total = 2383 sq ft / 221.3 sq m
For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Finns. REF: 1235445

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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