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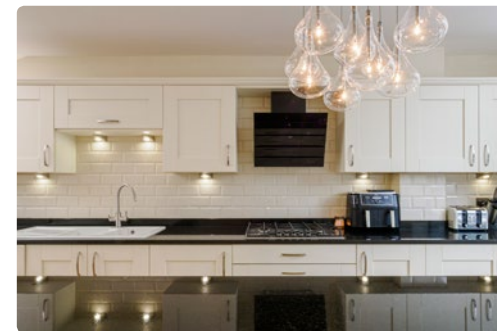
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Claremont, Pean Hill, Whitstable, CT5 3BE

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Claremont, Pean Hill, Whitstable, CT5 3BE

- Substantial 1930's Detached Residence
- Thoughtfully Extended & Creatively Configured
- Five Bedrooms & Two Recently Installed Bathrooms
- Open Plan Living Areas With French Doors
- Bespoke Granite Fully Integrated Kitchen
- Over 2200 Sq.Ft Of Versatile Accommodation
- South Westerly Facing Garden With Log Cabin
- Generous Plot With Ample Parking

SITUATION:

Claremont enjoys a semi-rural position surrounded by lovely countryside, yet conveniently situated in Pean Hill, just outside the village of Blean, on the main road from Whitstable to Canterbury.

Blean is a small yet charming village with a good sense of community. It has its own doctor's surgery, village store and post office, in addition to some other shops on the same parade. There is a garden centre and a pub and one of the best considered primary schools in the Canterbury area.

The cathedral city of Canterbury (just under five miles away) is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The charming seaside town of Whitstable (less than three miles away) is famous for its seafood and annual oyster festival, held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local schools, numerous restaurants, excellent leisure facilities and its own mainline railway station with a high speed service to St Pancras.



DESCRIPTION:

A substantial and highly energy-efficient five-bedroom detached residence in the sought-after location of Pean Hill, just moments from the bustling seaside town of Whitstable and within the catchment area for Blean Primary School.

Claremont is a charming 1930s home that has been thoughtfully extended and reimagined by the current owners to create a versatile and spacious residence, ideal for modern family living. Now offering over 2,000 sq. ft. of beautifully appointed accommodation, the property also includes a recently added garden log cabin, perfect for home working, guests, or leisure use.

The owners' keen eye for detail and flair for interior design is evident throughout the home. Their extensive work includes a bespoke kitchen, luxury bathrooms, Karndean flooring, and high-quality décor—culminating in a finish that is both stylish and meticulously executed. The result is an outstanding home

that reflects both quality craftsmanship and elegant design, making Claremont truly exceptional.

Every effort has been made to maximise the property's energy efficiency, with high levels of insulation, double glazing, and low-energy lighting—all contributing to reduced energy consumption and a more sustainable way of living.

The property is set back from the road, with a substantial driveway providing ample off-road parking. A welcoming entrance porch offers plenty of space for coats, wellies, and shoes, while the main front door opens into a spacious entrance hall. From here, you are led into the bay-fronted sitting room, which features the original chimney breast with an exposed brick open fireplace, adding character and warmth to the space. The main lounge stretches an impressive 23 feet and flows into a second sitting area, which is partially open to the rest of the

accommodation and benefits from French doors that open directly onto the rear garden.

The kitchen/breakfast room spans the full depth of the property and has been beautifully designed and installed by Caroline Kitchens, a reputable local company known for their bespoke work.

The kitchen features an extensive range of wall and base units, fully integrated appliances—including a full-height fridge, separate freezer, dishwasher, wine cooler, and a double oven with a steam microwave.

There is a double ceramic sink complete with Franke tap offering instant boiling and filtered water. The space is finished with stylish metro tiles and a rich granite worktop, which continues seamlessly across a large central island. The adjoining dining area enjoys views over the south-westerly facing rear garden and is filled with natural light via another set of French doors.



To the west wing of the house, there is a versatile family room that could easily serve as a guest suite or small annexe. It has its own access through the utility room and is conveniently served by a ground floor WC.

Upstairs, there are four additional bedrooms and a recently installed family bathroom. The main bedroom is particularly generous, offering an extensive range of fitted wardrobes and a luxurious en-suite shower room, creating a peaceful and well-appointed retreat.

OUTSIDE:

Claremont occupies a generous plot, with ample parking to the front and an impressive rear garden approaching 100 feet in length. A spacious patio extends the full width of the house, providing an ideal setting for outdoor dining and entertaining.

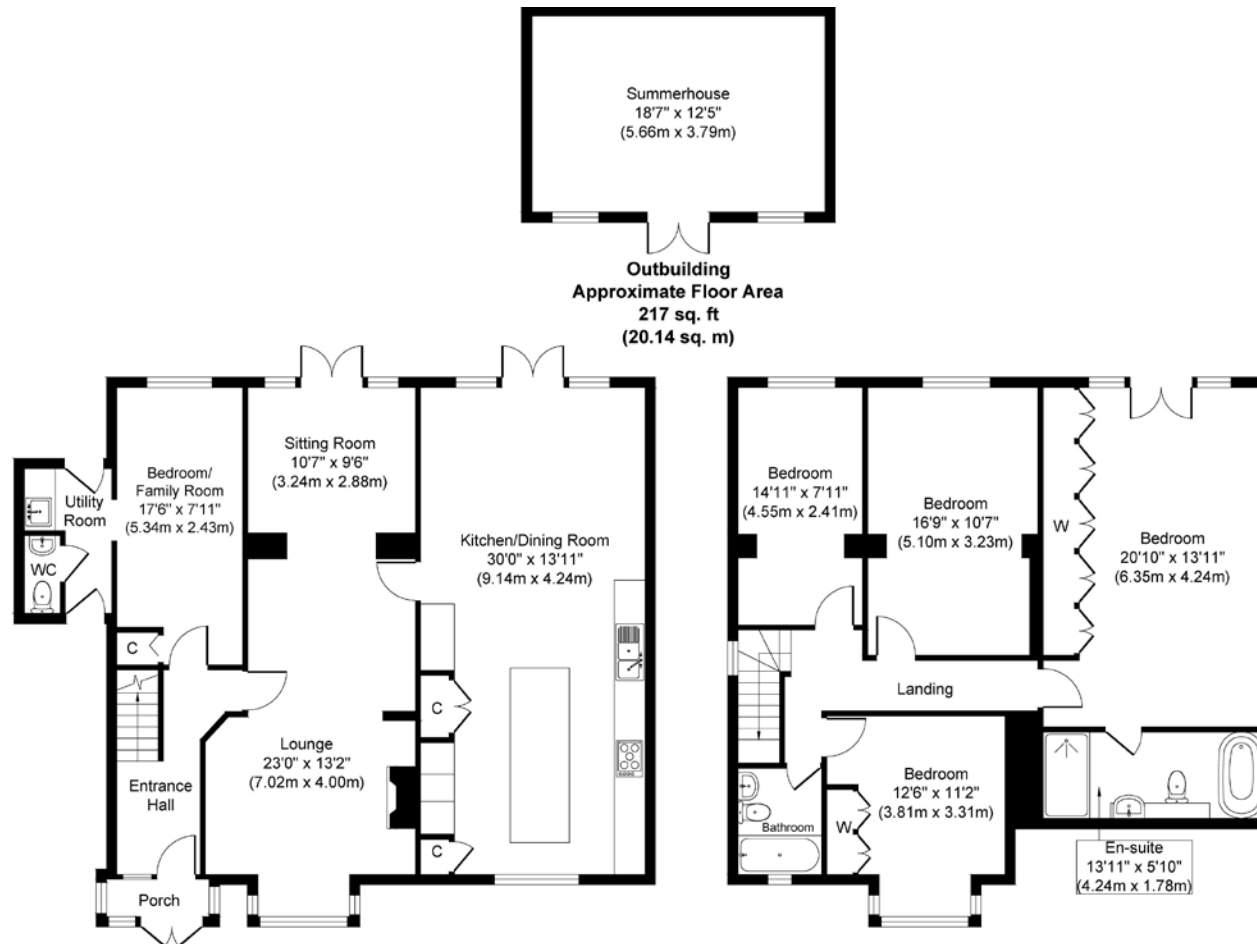
Beyond the patio, the garden is mainly laid to lawn, bordered by vibrant planting and established shrubs on either side, offering colour and privacy throughout the seasons.

At the far end of the garden, a large log cabin with air conditioning provides a versatile space that can be enjoyed year-round, perfect as a home gym, office, or peaceful retreat.









TOTAL FLOOR AREA: 2230 sq. ft (207 sq. m)
HOUSE: 2013 sq. ft (187 sq. m)
CABIN: 217 sq. ft (20 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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