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16 Woodlands Estate  
Blean, Canterbury, CT2 9JW



Working for you and with you

## 16 Woodlands Estate Blean, Canterbury, CT2 9JW

Enjoying a peaceful position within the sought-after Woodlands Park, adjacent to the historic Blean Woods, park residents have direct access to footpaths to enjoy peaceful walks and wildlife watching. This charming park home offers the perfect blend of countryside living and everyday convenience.

Offered for sale with no onward chain, this well-presented 40' x 10' Omar Oulton Excel park home comprises an entrance porch, inner hallway, lounge, fitted kitchen/diner, shower room and two bedrooms.

Externally, the property benefits from a partially enclosed, low-maintenance wrap around garden featuring a combination of paving and shingle borders, while the side garden is fully shingled for ease of upkeep. A useful purpose built shed with power and lighting provides excellent additional storage or workshop space.

Residents' and visitors' parking is conveniently located nearby.

Blean village enjoys an excellent location on the outskirts of Canterbury, with a regular bus service available just outside the park entrance providing easy access to Canterbury, Whitstable, and Herne Bay. Local amenities within the village include a doctor's surgery, village store with post office, garden centre, and public house/restaurant.

The historic city of Canterbury offers an extensive range of shopping, leisure, and cultural facilities, together with two mainline railway stations, including high-speed services to London St Pancras. The popular seaside town of Whitstable is approximately 3.8 miles away and is renowned for its working

**£110,000**



### Entrance Porch

### Inner Hallway

### Kitchen

10'3 x 9'5 (3.12m x 2.87m)

### Lounge

11'9 x 9'6 (3.58m x 2.90m)

### Shower Room

5'6 x 4'9 (1.68m x 1.45m)

### Bedroom 1

9'6 x 7'4 (2.90m x 2.24m)

### Bedroom 2

6'10 x 4'11 (2.08m x 1.50m)

### Wrap around Garden

### Council Tax Band

Band A : £1624.78 2026/27

We suggest that interested parties make their own investigations

### Tenure

The park home is freehold however a ground rent is paid to the site owners for the pitch.

### Parking

Residents' and visitors' parking.

### Agent's Note

Ground Rent £217.00 per month which includes water supplied.

### Pets

One dog is permitted.

### Measurements

Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

### Adaptations

There are no adaptations to this property.

### Location & Lifestyle Amenities

The village of Blean is situated on the outskirts of Canterbury with regular bus service located just outside the park entrance to the local towns of Whitstable, Herne Bay and Canterbury.

Blean has a doctors surgery, village store, public house, garden centre and restaurant/coffee shop.

The historic city of Canterbury has an extensive shopping centre with the main high street brands and a large array of independent shops. It also offers two mainline railway stations, including the high speed link to St. Pancras.

The seaside town of Whitstable is again a short drive (or bus ride) away (3.8 miles) and offers independent shopping, a working harbour and coastal walks.

