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12, Honey Hill, Blean, Canterbury, CT2 9JP

3 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

An aerial photograph showing a property outlined in red. The property includes a large green lawn, a brick house, and a driveway. It is surrounded by trees and a road is visible at the top.

Freehold

12, Honey Hill, Blean, Canterbury, CT2 9JP

- Enchanting Grade II Listed Detached Cottage
- Significantly Enhanced & Renovated
- Thoughtful Craftmanship & Fine Décor
- Flourishing In Period Features
- Set Within 0.39 Acres Of Landscaped Grounds
- Self Contained Annexe With Its Own Garden & Parking
- Conveniently Located Between Canterbury & Whitstable
- Chain Free



SITUATION:

Blean is a charming and peaceful village located in the heart of Kent, just a short distance from the historic city of Canterbury. Surrounded by beautiful countryside, Blean offers a tranquil setting with a strong community spirit. The property also borders Rough Common another attractive village known for its attractive surroundings and quiet atmosphere, it offers a perfect balance between rural tranquillity and easy access to the amenities of a larger town. The village itself features a range of charming homes, scenic countryside views, and a strong sense of community, making it an ideal place for families and professionals alike.

The nearby city of Canterbury, renowned for its UNESCO World Heritage status, is a short drive away and offers a wealth of history, culture, and shopping opportunities. The iconic Canterbury Cathedral is a must-visit landmark, and the city is also home to a wide variety of independent shops,

restaurants, and cafes. The cobbled streets and picturesque medieval buildings create a charming setting, with cultural events, festivals, and theatre productions adding to the vibrant atmosphere. Canterbury offers a large selection of education which include a variety of academy, grammar and private schools, alongside three universities.

For those who enjoy outdoor activities, the coastal town of Whitstable is just a short drive away, offering beautiful beaches, scenic walks along the coastline, and a thriving maritime culture. Whitstable is famous for its oysters and has a selection of excellent seafood restaurants, as well as a range of boutique shops and art galleries. The town's relaxed vibe and lovely harbour make it a popular spot for both locals and visitors.

The area also boasts excellent transport links, with easy access to the A2 and mainline train stations in both Canterbury and Whitstable, offering direct routes to London in under an hour.



DESCRIPTION:

An enchanting Grade II Listed detached period home, Woodmans Cottage has been significantly enhanced by the current owners, who have sympathetically restored and renovated the property with thoughtful craftsmanship, meticulous attention to detail and beautifully considered interior design.

Dating back to the 17th century, this remarkable home is flourishing in period charm, with an abundance of original features including exposed beams, traditional latch doors, exposed brickwork and magnificent inglenook fireplaces. Every improvement has been carried out with great sensitivity, preserving the home's rich heritage while introducing an exceptional standard of modern living.

The character continues outside, where the attractive façade showcases replicated leaded diamond-pane windows, a traditional Kent peg-tiled roof, a beautifully repointed chimney and pale textured render. Occupying

approximately 0.39 acres of immaculately landscaped grounds, the property also benefits from a self-contained annexe and a detached studio, creating an incredibly versatile lifestyle opportunity.

The front door opens into a welcoming central entrance hall with a staircase rising to the first floor. To one side, the dual-aspect sitting room is centred around a striking inglenook fireplace with an exposed brick chimney breast, oak bressummer beam and wood-burning stove, creating a wonderfully warm and inviting space.

Opposite, the elegant dining room enjoys a second impressive inglenook fireplace with its own wood-burning stove, making it the perfect setting for both everyday dining and entertaining.

The dining room flows seamlessly into the beautifully appointed kitchen, fitted with an extensive range of contemporary cabinetry

complemented by quartz worktops and metro-style tiled splashbacks. A double range cooker, integrated dishwasher and generous preparation space make this the true heart of the home, while an adjoining utility room provides excellent space for laundry appliances and additional storage.

Completing the ground floor is a beautifully finished shower room, fitted with luxury sanitary ware and high-specification fixtures and fittings.

Upstairs, two delightful double bedrooms continue the home's period charm, each featuring vaulted ceilings and exposed timbers that create a wonderful sense of character and space. Situated between the bedrooms is a luxurious Jack and Jill bathroom, beautifully appointed with a roll-top bath, wash basin and WC.









ANNEXE:

The self-contained annexe enjoys its own private entrance, providing complete independence from the main house. Beautifully presented throughout, it offers exceptional versatility, whether as luxurious guest accommodation, a private space for a dependent relative, or a holiday let with excellent income potential. The accommodation comprises a bright open-plan living area incorporating a fully integrated kitchen and dining space, together with a well-appointed bathroom and a comfortable sleeping area. Completing the annexe is its own private garden and dedicated off-road parking, further enhancing its appeal and independence.

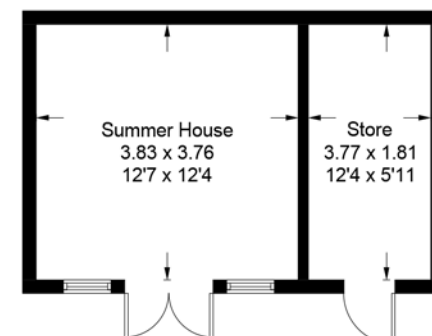
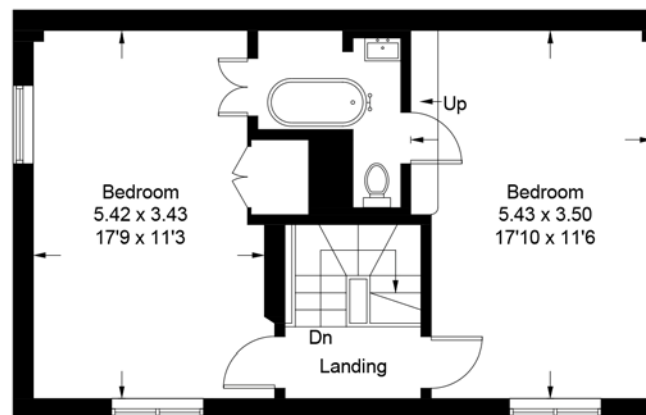
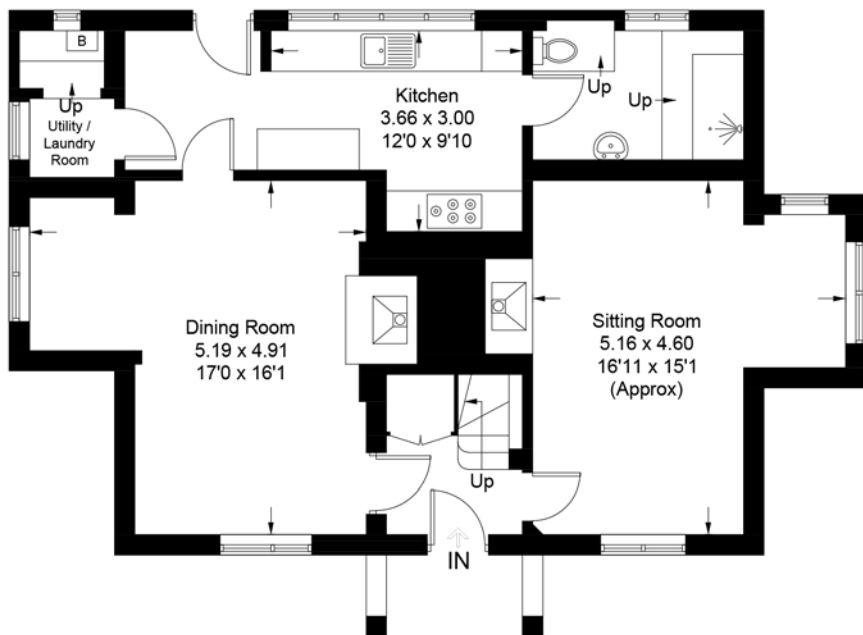
OUTSIDE:

Woodmans Cottage occupies approximately 0.39 acres of beautifully maintained gardens that wrap around the property, creating a series of enchanting outdoor spaces. Immaculate lawns blend seamlessly with wildflower meadow areas and mature trees, while far-reaching countryside views to the front are perfectly framed by thoughtfully positioned seating areas, allowing you to fully appreciate the stunning setting.

To the rear, a generous patio leads up to an elevated decked terrace, where a hot tub and detached studio cabin provide the ideal space for relaxing, entertaining or working from home.

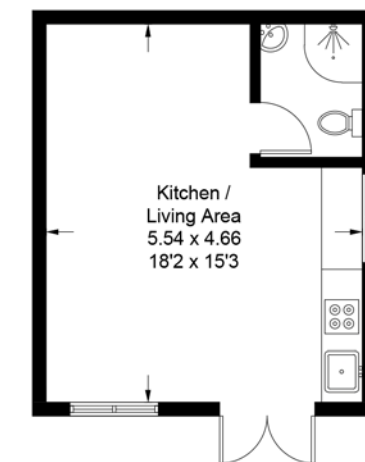
The property benefits from ample off-road parking. Although previous planning permission for a detached garage has now lapsed, there remains the potential for a future owner to explore reinstating consent, subject to the necessary planning approvals.





(Not Shown In Actual Location / Orientation)

Outbuilding



(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 1872 sq. ft (174 sq. m)
HOUSE: 1361 sq. ft (126 sq. m)
ANNEXE/OUTBUILDINGS: 511 sq. ft (47 sq. m)



EPC RATING
E



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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