



Price

£725,000

Freehold

5x  2x  2x 

Blean Common, Blean,
Canterbury, Kent, CT2

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

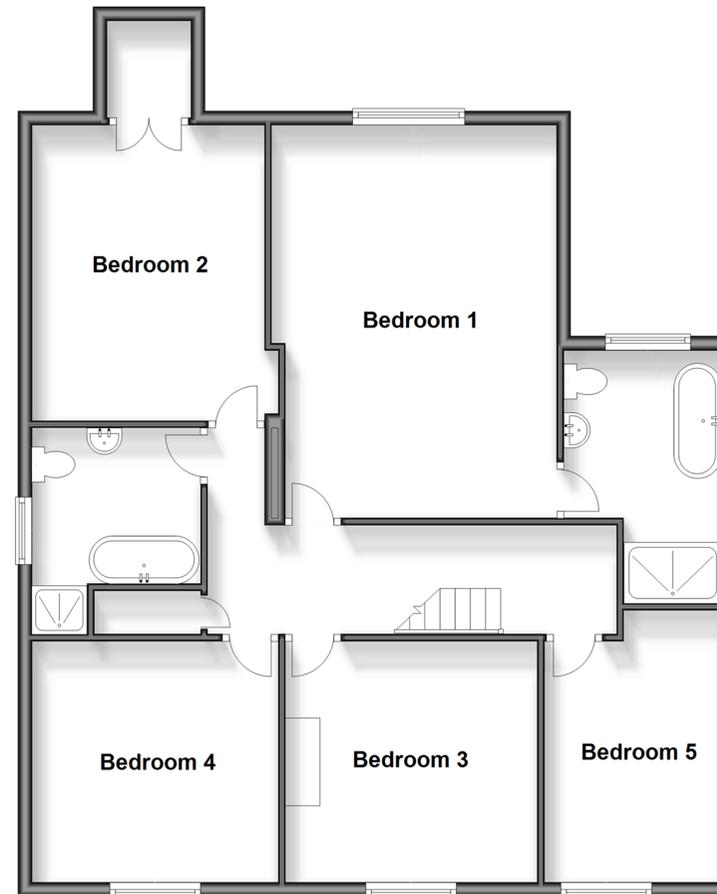
Ground Floor

Approx. 112.8 sq. metres (1213.7 sq. feet)



First Floor

Approx. 101.1 sq. metres (1087.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Study: 11'9 x 8'3 (3.58m x 2.52m)

Snug: 11'5 x 10'6 (3.48m x 3.20m)

Lounge: 21'0 x 10'8 (6.41m x 3.25m)

Utility Room: 8'3 x 8'0 (2.52m x 2.44m)

Separate Toilet

Kitchen/Diner: 25'7 x 15'9 (7.80m x 4.80m)

FIRST FLOOR

Landing

Bedroom 1: 18'9 x 13'9 (5.72m x 4.19m)

En Suite Bathroom: 8'0 x 7'8 (2.44m x 2.34m)

Bedroom 2: 14'4 x 11'1 (4.37m x 3.38m)

Bedroom 3: 10'7 x 10'3 (3.23m x 3.13m)

Bedroom 4: 11'8 x 10'6 (3.56m x 3.20m)

Bedroom 5: 11'0 x 8'2 (3.36m x 2.49m)

Bathroom: 8'7 x 7'2 (2.62m x 2.19m)

OUTSIDE

Front Garden

Driveway Parking

Double Garage

Rear Garden



Main features

- Highly desirable village location
- Multiple outbuildings currently used as a garage, art studio and storage
- Attractive country style kitchen/diner
- Feature landing area with high ceiling and skylight, original floorboards throughout
- The en-suite has a beautiful free standing bath and a double shower

Nearest Schools

Primary Schools: Blean Primary 0.7 miles, St Stephen's Junior School 2.5 miles, St Peter's Methodist Primary 2.6 miles
 Secondary Schools: St Edmund's School 1.4 miles, The Archbishop's School 2.4 miles

Transport Information

Train Stations: Canterbury West 2.1 miles, Canterbury East 2.7 miles, Sturry 3.3 miles

Address

Blean Common, Blean, Canterbury, Kent, CT2

Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING
CURRENT: **C(74)** POTENTIAL: **B(83)**

10342412/20231213/TG/MWI