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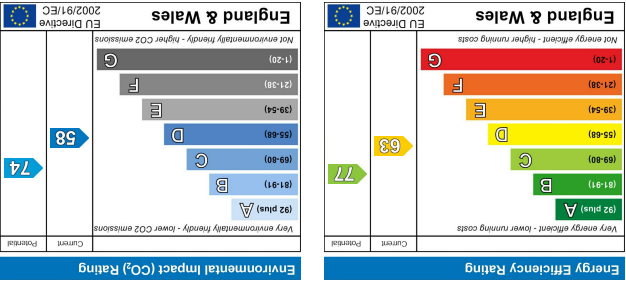
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The Property Ombudsman

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miles & barr
YOUR PROPERTY AGENT



15 MOUNT PLEASANT
BLEAN

OFFERS OVER £425,000

- Detached House
- Four Bedrooms
- En-Suite
- Kitchen/Breakfast Room
- Garden
- Off Street Parking and Garage

ABOUT

BEAUTIFULLY PRESENTED DETACHED HOUSE IN SOUGHT AFTER LOCATION!

Miles and Barr are delighted to present to the market this Four Bedroom Detached House in the popular location of Mount Pleasant in Blean. This house has been extended by previous owners to offer extra living space and has been well looked after by the current owner.

In its current layout, the property consists of a spacious Kitchen/Breakfast Room, a separate Dining Room and a Lounge on the ground floor. On the First Floor, there are Four Bedrooms and a Family Bathroom, with the Master Bedroom benefiting from an En-Suite.

Externally, there is a private garden that is mostly laid to lawn with a patio area and WC to the Rear, plus Off Street Parking and a Garage to the Front.

This home has been well looked after by the current owners and must be seen to appreciate the space on offer.

Viewings can be arranged by contacting Miles and Barr, acting as sole agents.

LOCATION

Blean itself is a beautiful village set between the city of Canterbury and the seaside town of Whitstable, providing easy access to major transport roads and even the fast train link to London St Pancras via Canterbury West Station. This home is situated in the catchment area of the popular Blean Primary School. There is a local pub, a village hall and post office making this a particularly desirable place to live.

SURROUNDING AREAS

The property is situated within 2 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

COMMUNICATIONS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

DESCRIPTION

GROUND FLOOR

Entrance Hall

Sitting Room 20'4" x 10'2" (6.20m x 3.10m)

Dining Room 12'1" x 11'3" (3.70m x 3.43m)

Kitchen 20'8" x 9'1" (6.32m x 2.77m)

FIRST FLOOR

Master Bedroom 15'3" x 10'2" (4.65m x 3.10m)

En-Suite Shower Room

Bedroom 2 11'5" x 9'5" (3.48m x 2.87m)

Bedroom 3 11'5" x 9'1" (3.48m x 2.77m)

Bedroom 4 8'9" x 8'0" (2.69m x 2.46m)

Bathroom 2.69m x 1.63m (0.61m.21.03mm x 0.30m.19.20mm)

OUTSIDE

Gardener's WC

Garage 16'9" x 8'3" (5.11m x 2.54m)

Off Street Parking

Rear Garden 47'0" x 35'0" (14.33m x 10.67m)

