



School Lane, Blean, Canterbury

  
MILES & BARR  
EXCLUSIVE





40 School Lane  
Blean  
Canterbury  
Kent  
CT2 9JA



**Description**

Ground Floor

- Entrance Lobby
- Utility Room
- Cloakroom
- Inner Hall
- Sitting Room  
10'11 x 9'11  
(3.33m x 3.02m)
- Living Room  
16'10 x 12'5  
(5.13m x 3.78m)
- Kitchen  
11'1 x 8'5  
(3.38m x 2.57m)
- Dining Room  
11'1 x 9'11  
(3.38m x 3.02m)

First Floor

- Landing
- Bedroom  
12'2 x 10'5  
(3.71m x 3.18m  
plus built-in  
store)
- En-suite Shower  
Room
- Bedroom  
10'5 x 10'3  
(3.18m x 3.12m)
- Bedroom  
10'5 x 10'2  
(3.18m x 3.10m)
- Bedroom  
9'9 x 8'10  
(2.97m x 2.69m)
- Bathroom

External

- Off Street  
Parking
- Rear Garden



## Property

Four bedroom detached period home in School Lane, Blean.

A wonderful and historic locally listed building, originally two agricultural cottages with older reclaimed chapel windows that form part of the original building, the cottages were historically combined and then extended by the current owner, there is a wealth of period features and charm.

The accommodation consists of an entrance into lobby, utility room, WC, hallway, home office/snug with Victorian fireplace, lounge, kitchen with a range of wall and base units, dining room with log burner. The first floor offers three double bedrooms the master being en suite, a single bedroom and family bathroom.

Externally this home has a wonderful large rear garden which can be accessed from two patio doors, a good sized lawn and patio for summer dining.

Beyond the garden to the rear of the property are open fields providing spectacular views. To the front ample off street parking is available on the shingle driveways. Planning permission has been granted to add two further single storey extensions to the sides of the building CA/20/01984 which would add a utility room off the kitchen and a flexible room off the lobby.



## 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, general store and Doctor Surgery and has a regular bus route service, making this a particularly desirable place to live.

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.

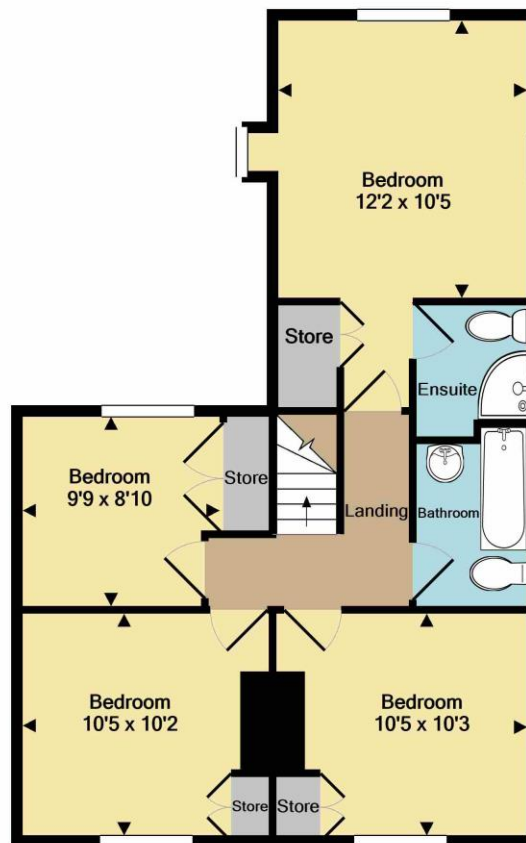
Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular 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.

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).





GROUND FLOOR  
APPROX. FLOOR  
AREA 702 SQ.FT.  
(65.3 SQ.M.)




1ST FLOOR  
APPROX. FLOOR  
AREA 580 SQ.FT.  
(53.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

#### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



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