



## Blean, Canterbury

To Let **£2,500 PCM** (*Fees apply*)

...for Coastal, Country & City living.



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# Blean, Canterbury

The Kentish Barn, Honey Hill Farm, 11 Honey Hill, Blean, Canterbury, Kent, CT2 9JP

A magnificent 17th Century barn conversion with grounds in the region of one acre, forming part of an exclusive farmstead development located 3.4 miles from Canterbury and 3.8 miles from Whitstable.

The Kentish Barn has been sympathetically converted to create an exceptional family home which now offers versatile accommodation totalling in excess of 3567 sq ft (331 sq m), including five bedrooms, three bathrooms and an impressive reception hall with a vaulted ceiling which displays many original timbers. This substantial family home enjoys fine views across Blean Woods National Nature Reserve and adjoining countryside. The ground floor is centered around a large open plan reception hall leading to a beautifully fitted kitchen / breakfast room, utility room with store, a double bedroom with en-suite cloakroom, and a separate cloakroom. The flagstone flooring throughout the ground floor benefits from underfloor heating. Two oak staircases with glass balustrades and galleried landings rise to the first floor from each end of the reception hall, leading to three bedrooms and two bathrooms, and the master bedroom suite with en-suite bathroom.

A natural stone terrace spans the width of the property and overlooks the West facing gardens. A shingled driveway provides off road parking for a number of vehicles. No pets, smokers or DSS. Immediately available.



## Location

Blean is a conveniently situated village between Whitstable and Canterbury with its range of local shops, public house and popular primary school. Nearby Whitstable (approximately 3.5 miles distant) with its working harbour also offers a bustling High Street with a diverse range of busy shops, Post Office and restaurants. The Cathedral City of Canterbury (approximately 2.5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

## Accommodation

The accommodation and approximate measurements are:

### • Reception Hall

#### • Living Area

59'7" x 29'1" ( 18.16m x 8.86m)  
at maximum points and incorporating:-

#### • Kitchen/Breakfast Room

#### • Utility Room

9'8" x 6'3" (2.95m x 1.91m)

#### • Store

6'3" x 5'0" (1.90m x 1.52m)

#### • Cloakroom

5'8" x 4'4" (1.73m x 1.32m )

#### • Bedroom 2

23'2" x 13'7" (7.05m x 4.13m)

#### • En-Suite Cloakroom

8'10" x 5'8" (2.69m x 1.73m)

#### • Master Bedroom

17'4" x 15'0" (5.28m x 4.57m)

#### • En-Suite Bathroom

15'0" x 11'5" (4.57m x 3.48m)

#### • Bedroom 3

16'6" x 13'2" (5.03m x 4.01m )

#### • Bedroom 4

14'5" x 14'2" (4.39m x 4.33m)  
at maximum points.





• **Bedroom 5**  
14'4" x 13'3" (4.38m x 4.03m)  
at maximum points.

• **Bathroom**  
12'0 x 7'7 (3.66m x 2.31m)

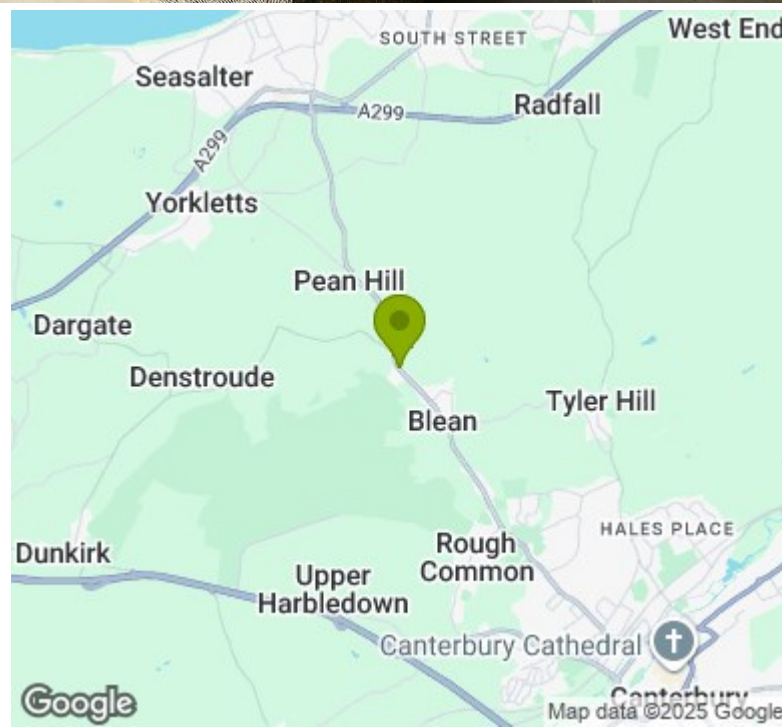
• **Bathroom**  
12'0 x 8'1 (3.66m x 2.46m)

**Tenant Referencing Fee**  
A non-refundable tenant referencing fee will be payable as follows: £200 inc.VAT for one tenant only, £130 inc.VAT each for two or more tenants.

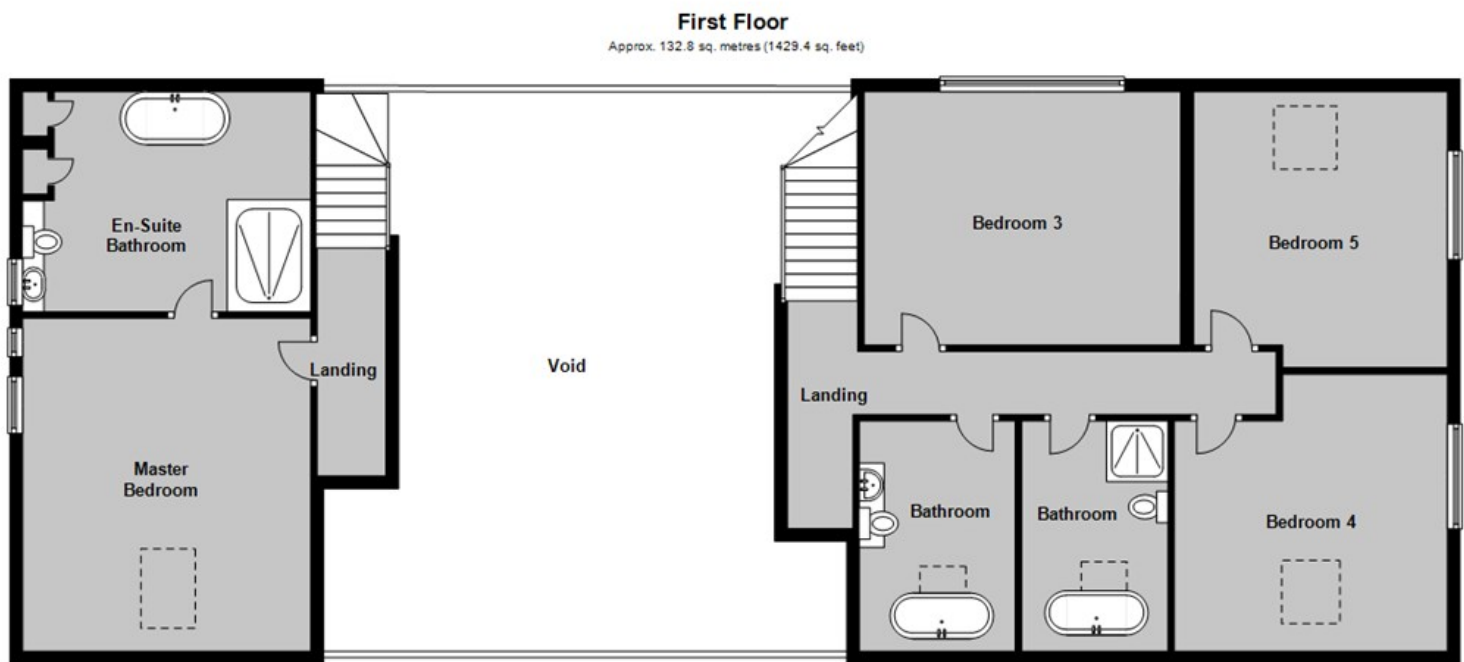
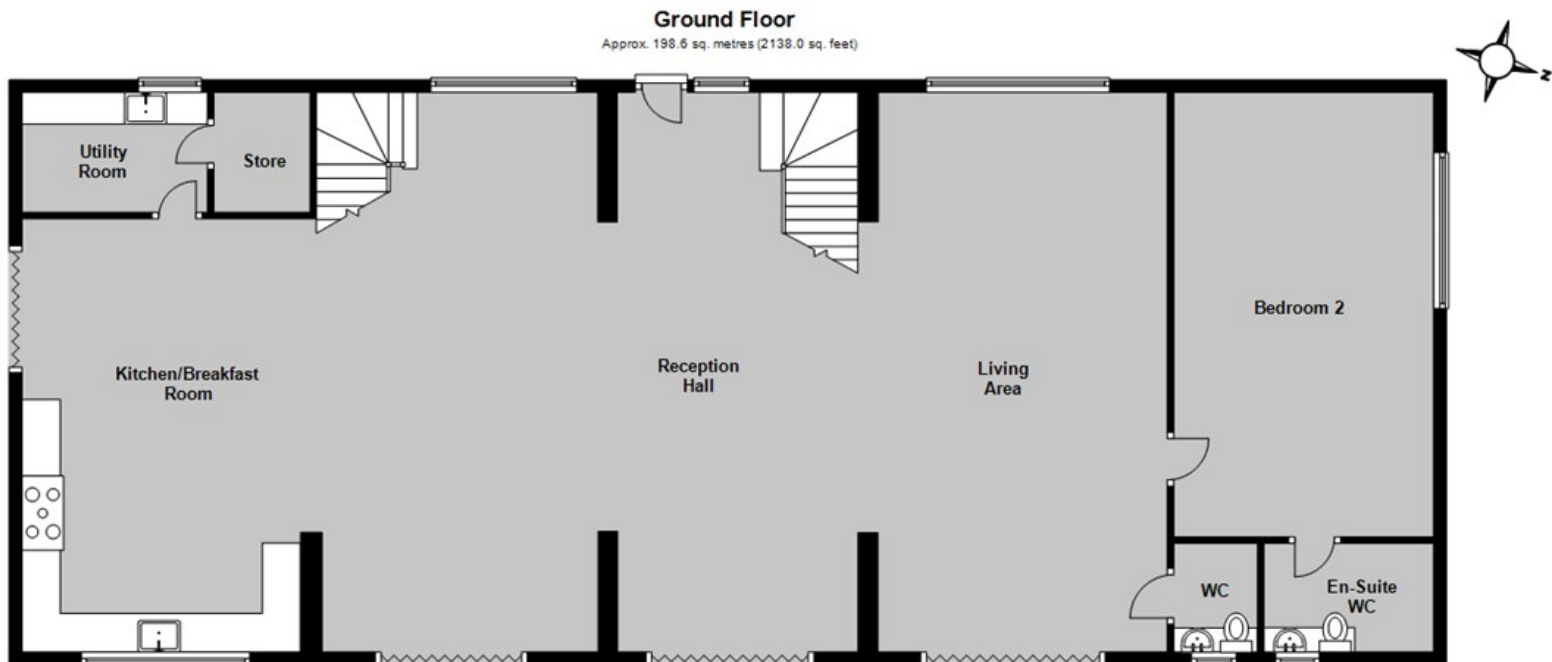
**Check Out Fee**  
TBC (5 bedroom property, unfurnished)

**Deposit**  
£3,750 (one and a half times the monthly rent amount)

**Guarantor**  
£130 inc VAT (if applicable)







Total area: approx. 331.4 sq. metres (3567.4 sq. feet)

**Council Tax Band G.** The amount payable under tax band G for the year 2018/2019 is £2,812.57

**Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441**

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