



# Blean, Canterbury

The Dairy, 11 Honey Hill, Blean, Canterbury, Kent, CT2 9JP

A recently completed family home forming part of an exclusive farmstead development located 3.4 miles from Canterbury and 3.8 miles from Whitstable.

'The Dairy' stands on the site of the original milking parlour, and shares a courtyard with the 17th Century farmhouse and converted Kentish Barn. The bright and spacious accommodation totals 2277 sq ft (212 sq m) and is finished in contemporary style throughout, with accommodation arranged to provide an entrance hall, open plan living/kitchen/dining room with vaulted ceiling and bi-folding doors opening to the garden, five double bedrooms, four bathrooms and a cloakroom.

The beautifully landscaped gardens extend to 58ft (18m). A shingled driveway provides off road parking for a number of vehicles. No onward chain.

## 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:

## GROUND FLOOR

- **Entrance Hall**
- **Living/Kitchen/Dining Room**  
33'5 × 27'9 (10.19m × 8.46m)
- **Bedroom 1**  
20'6 × 14'6 (6.25m × 4.42m)
- **En-Suite Shower Room**
- **Bedroom 2**  
19'5 × 10'8 (5.92m × 3.25m)
- **En-Suite Shower Room**
- **Bedroom 3**  
14'6 × 10'8 (4.42m × 3.25m)

## • En-Suite Shower Room

- **Bedroom 4**  
10'8 × 8'4 (3.25m × 2.54m)
- **Bedroom 5**  
10'8 × 10'0 (3.25m × 3.05m)
- **Bathroom**
- **Cloakroom**

## OUTSIDE

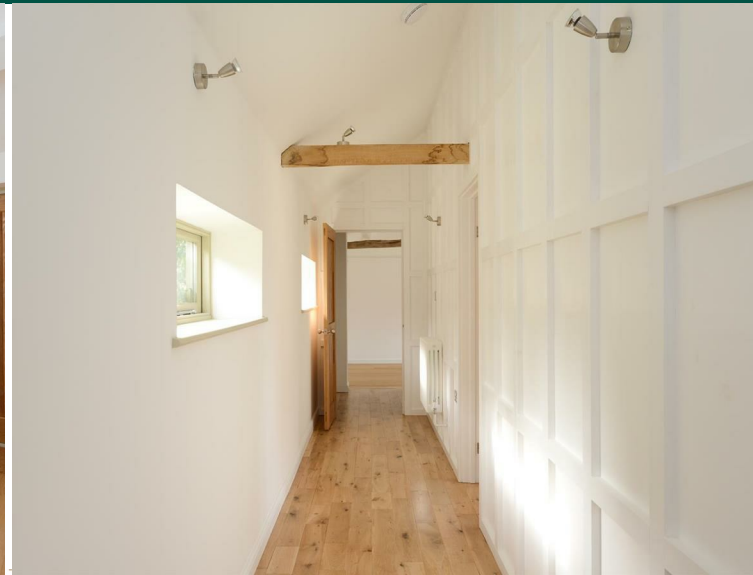
- **Rear Garden**  
58' × 29' (17.68m × 8.84m)
- **Parking**  
Off road parking for a number of vehicles.











### Viewing

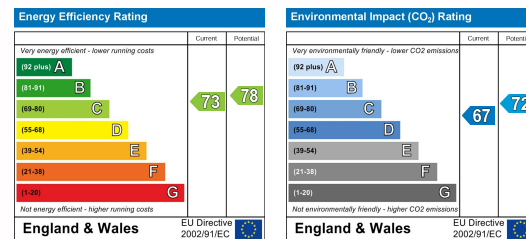
**STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

95/97 Tankerton Road . Whitstable  
Kent CT5 2AJ

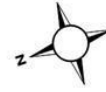
t: 01227 266441  
f: 01227 266443  
e: sales@christopherhodgson.co.uk

[www.christopherhodgson.co.uk](http://www.christopherhodgson.co.uk)

### Energy Performance Certificate



Christopher Hodgson Estate Agents for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



**Ground Floor**  
Approx. 211.4 sq. metres (2275.9 sq. feet)

Total area: approx. 211.4 sq. metres (2275.9 sq. feet)

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443 . e: sales@christopherhodgson.co.uk

[www.christopherhodgson.co.uk](http://www.christopherhodgson.co.uk)