



# 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

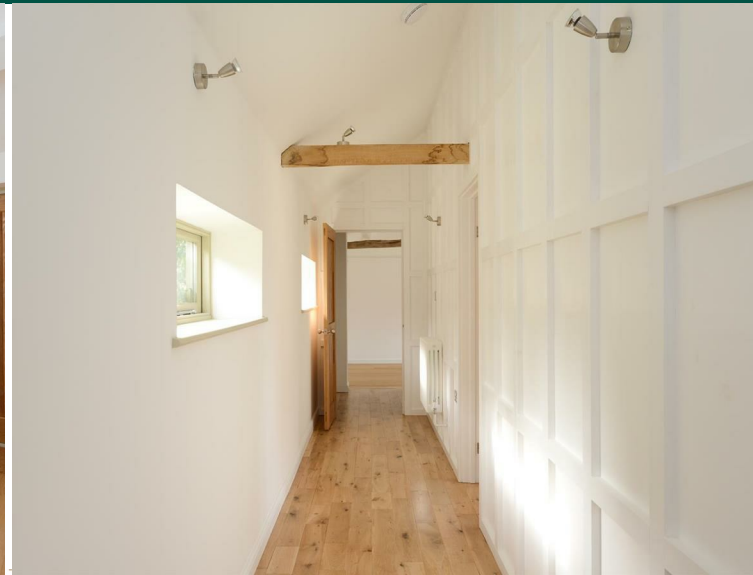
- **Rear Garden**  
58' × 29' (17.68m × 8.84m)
- **Parking**  
Off road parking for a number of vehicles.











### Viewing

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

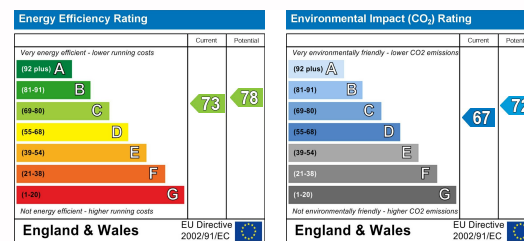
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Kent CT5 2AJ

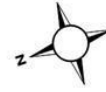
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### Energy Performance Certificate





**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.



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