



BLEAN

CANTERBURY, KENT

JACKSON-STOPS 

LINDEN HURST,
2A BLEAN COMMON, BLEAN, CANTERBURY, KENT, CT2 9ES

STUNNING AND SUBSTANTIAL BESPOKE DESIGNED DETACHED PROPERTY OFFERING A STYLISH AND CONTEMPORARY INTERIOR SITUATED IN A TUCKED AWAY POSITION ON THE PERIPHERY OF THE VILLAGE



DESCRIPTION

Built in 2023, Linden Hurst pays homage to the medieval timber-framed hall houses found in this part of Kent. It has a distinctive catslide roof, oak cladding and red brick chimney while modern oak floors and doors, and floor-to-ceiling windows that allow natural light to flood the space, provide contemporary touches. The property also benefits from solar panels and an air source heat pump.

Linden Hurst comprises a large spacious entrance hall, open plan kitchen/dining/sitting room, walk-in kitchen pantry, utility and cloakroom to the ground floor, with master bedroom suite, three further bedrooms and family bathroom on the first floor. A spacious loft runs the full length of the house and, subject to any necessary planning consent(s), could offer potential for additional accommodation.

The property is approached via a traditional five bar gate and accessed along a sweeping gravel driveway, flanked on one side by an expanse of grass interspersed with mature and newly planted trees. The property sits centrally within its plot and enjoys a wrap-around terrace of Indian stone, enlarged to the rear for enjoying al-fresco dining during the summer months.

The property is accompanied by an oak-framed building which houses an open fronted car-port, office and store room. It also offers potential as guest or AirBnB accommodation, subject to any necessary planning consent(s).

FEATURES

- Limestone flag tiles throughout the ground floor
- Well-appointed modern bathrooms throughout
- Spacious entrance hall which offers space for use as an additional reception space
- Open plan L-shaped kitchen/dining/sitting room with French doors and bi-fold doors opening onto the terrace



- Kitchen designed and fitted by Neptune with a large central island for informal dining, quartz work surfaces, integrated appliances such as a Siemens double oven, large wine cooler, dishwasher, induction hob and extractor fan, full height fridge and freezer
- Dining area that flows seamlessly from the kitchen and through to the sitting room
- Walk-in-pantry with door leading to a utility room offering additional storage space, space for appliances, butler's sink and quartz worktop
- Sitting room with double aspect views to front and rear, inglenook style brick fireplace with log burner
- First floor master bedroom suite with dressing room and ensuite shower room with walk-in shower, double wall hung vanity basins and WC
- Two further double bedrooms, one with built in cupboards, and a single bedroom
- Family bathroom with bath, walk-in shower cubicle, wall hung vanity unit and WC, tiled flooring and chrome heated towel rails
- Oak framed building with covered car parking, office, bathroom, store room and electric vehicle charging point



SITUATION

Linden Hurst is situated in a tucked-away setting just under three miles from the centre of Canterbury. Blean has a primary school, church, GP surgery and village stores.

The Cathedral City of Canterbury is about 3 miles away, with its cultural interests, excellent shopping amenities and wide range of schools in both the private and state sectors, colleges and two universities.

Motorway connections are good, with links to the M2 and M20 networks. Canterbury West station also offers the high-speed javelin train into London St Pancras. The Port of Dover and the Channel Tunnel Terminal at Cheriton both operate services to mainland Europe.

PROPERTY INFORMATION

- Services: Air source heat pump. Mains water, electricity, gas and drainage.
- Local Authority: Canterbury City Council
- Council Tax band: G (2024/25)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



DIRECTIONS

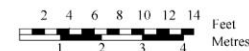
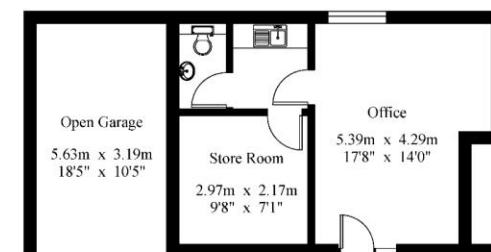
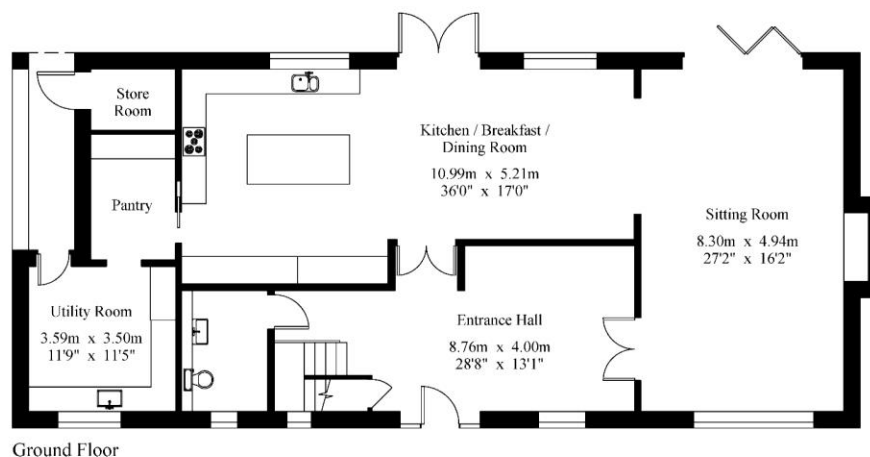
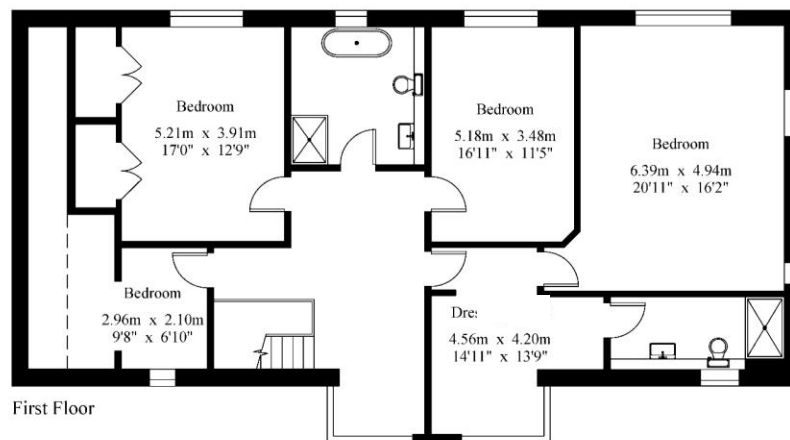
From Canterbury West station turn left, and at the roundabout take the second exit onto St. Dunstan's Street. At the next roundabout continue straight onto Whitstable Road. Continue for approximately 1.9 miles to arrive into the village of Blean. Turn right into Vicarage Lane and turn immediately right to Linden Hurst.



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A	103	103
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Linden Hurst

House - Gross Internal Area : 331.5 sq.m (3568 sq.ft.)
Annexe - Gross Internal Area : 58.7 sq.m (631 sq.ft.)

KENT AND EAST SUSSEX

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rightmove

Zoopla



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PROPERTY EXPERTS SINCE 1910