



Mount Pleasant, Blean
Asking Price: £550,000

Mount Pleasant

Blean

This well presented link detached four bedroom family home offers generous living accommodation, a substantial double storey side extension, a well-equipped L shaped kitchen and dining area, utility room, three WCs and driveway parking for three to four vehicles.

The property has been well maintained by the current owners and offers a practical layout for family living, with a number of features that make the home particularly appealing.

On the ground floor, the entrance hallway provides access to the main living accommodation. The kitchen and dining area form an L shaped space, with a breakfast bar creating a natural division between the two areas.

The kitchen is fitted with a quartz work surface, integrated dishwasher and microwave, along with a large range style oven and extractor fan. White shutters feature to the front of the house and on the kitchen windows, while the layout provides a sociable space for both everyday family life and entertaining.

Off the kitchen is a useful utility room, which also houses a WC and provides access through to the garage and rear garden. The garage benefits from an electric door, adding further convenience.

The large lounge is one of the standout features of the property and forms part of the existing double storey side extension, which runs the full length of the side of the house. This lounge benefits from bifold doors opening directly onto the garden, creating a great connection between the living space and outside, while a log burner provides an attractive focal point and additional warmth during the colder months.

Upstairs, the accommodation comprises four bedrooms, including three double bedrooms and one single bedroom. The principal bedroom benefits from an ensuite with an electric shower, while the family bathroom provides a bath and a shower.

The home benefits from central heating and solar panels, which provide hot water and add to the property's practical energy saving features.





Outside, the sizeable driveway provides parking for approximately three to four cars. The rear garden offers a good level of outside space and also benefits from a summerhouse and a shed with electricity, providing useful additional storage or workspace.

EPC Rating C

Entrance Hall

Kitchen/ Dining Room
20'10" x 21'11" (6.35m x 6.68m)

Utility Room
7'11" x 8'4" (2.41m x 2.54m)

Living Room
20'11" x 13'3" (6.38m x 4.04m)

First Floor

Bathroom

Bedroom Two
11'6" x 9'2" (3.5m x 2.8m)

Bedroom Four
7'8" x 7'11" (2.34m x 2.41m)

Bedroom Three
11'6" x 8'8" (3.5m x 2.64m)

Bedroom One
10'6" x 20'4" (3.2m x 6.2m)

Ensuite Bathroom

External

Garden

Garage

Driveway





Location Summary

Blean is a village and civil parish in the Canterbury district of Kent, England. The civil parish is large and is mostly woodland, much of which is ancient woodland.

The developed village within the parish is scattered along the road between Canterbury and Whitstable, in the middle of the Forest of Blean.

The parish of St Cosmus and St Damian in the Blean was renamed "Blean" on 1 April 2019.





Miles & Barr

14 Lower Chantry Lane, Canterbury, Kent – CT1 1UF

01227 200600

canterbury@milesandbarr.co.uk

www.milesandbarr.co.uk

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