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42 Tile Kiln Hill, Blean, Canterbury, Kent, CT2 9EE

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**42 Tile Kiln Hill, Blean, Canterbury,
Kent, CT2 9EE**

£550,000 Freehold

Believed to date back to circa 1850, this charming period three bedroom family home has been thoughtfully extended and beautifully refurbished to create a superb blend of character and contemporary living. Retaining a wealth of original features including exposed timbers, beamed walls and ceilings, brick fireplaces and exposed brickwork, the property offers light-filled and versatile accommodation throughout.

- Beautifully Presented Three Bedroom Family Home
- 5 Minute Walk To Blean School
- Thoughtfully Extended
- Large 200' Rear Garden
- Plenty Of Off Road Parking

The standout feature is undoubtedly the impressive open-plan kitchen, dining and living space. Designed with modern family life in mind, this stunning room boasts vaulted ceilings with exposed oak beams, large windows and bi-folding doors that flood the space with natural light and create a seamless connection to the garden. The stylish kitchen combines contemporary finishes with traditional character, featuring navy cabinetry, a Rangemaster cooker, butler sink, integrated appliances and a central island with breakfast bar seating.

The accommodation is arranged over three floors and offers excellent flexibility. A cosy lounge/snug with exposed brick fireplace, wood-burning stove and fitted shelving provides a welcoming retreat, while a versatile study area could also serve a variety of uses. There are three generous double bedrooms, including a spacious principal bedroom overlooking the garden, together with a stylish family bathroom.



Outside, a substantial driveway provides ample off-road parking, while the rear garden extends to approximately 200ft in length. Predominantly laid to lawn, with two large sheds and several seating areas.

The location is particularly appealing for families, with the highly regarded Blean Primary School, currently rated Outstanding by OFSTED, just a short stroll away and a major draw for the area. Residents also enjoy easy access to the village pub, the beautiful RSPB Blean Woods Nature Reserve and the popular Crab & Winkle Way cycle route leading to Whitstable.

Tile Kiln Hill exceptionally well positioned for access to some of the area's most sought after amenities. The highly regarded Blean Primary School is just a quarter of a mile away, making the property particularly attractive to families, while both St Edmund's School and Kent College are within easy reach. Canterbury's renowned grammar schools are also readily accessible, together with the University of Kent. The surrounding area is ideal for those who enjoy the outdoors, with the ancient Blean Woods nearby offering extensive walking and cycling routes through some of Kent's most beautiful woodland.

Transport links are excellent with regular bus services providing convenient access to both Canterbury and the coastal town of Whitstable, while Canterbury West station is approximately a five minute drive away, offering high speed rail services to London St Pancras in as little as 56 minutes, making this an ideal location for commuters seeking a unique country home within easy reach of the capital.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.vo.gov.uk).

Date: These particulars were prepared on 11/6/26









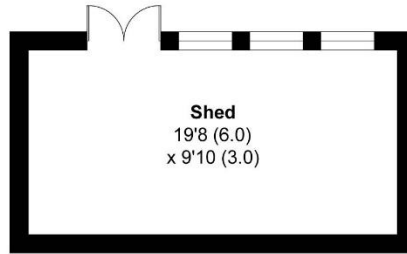
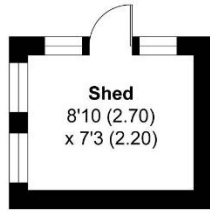




Tile Kiln Hill, Blean

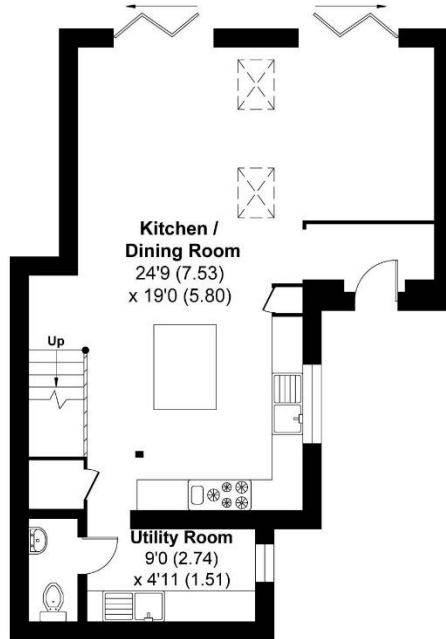
Approximate Gross Internal Area = 121.29 sq m / 1305.55 sq ft
 Shed = 23.94 sq m / 257.69 sq ft
 Total = 145.23 sq m / 1563.24 sq ft

For identification only - Not to scale

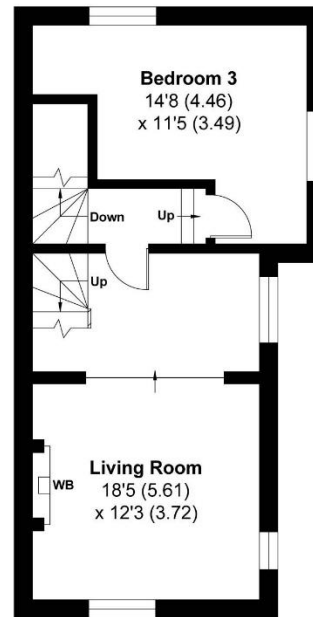


Garden
 196'11 (60.0)
 x 32'10 (10.0)

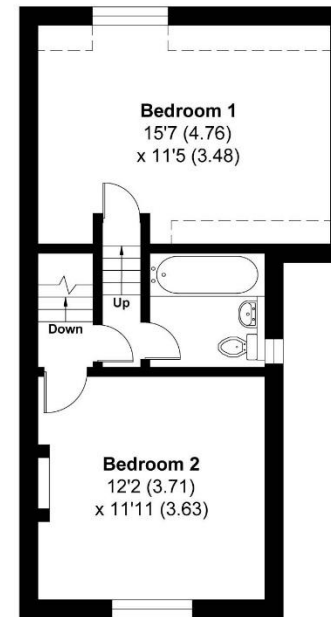
Restricted Head Height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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