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Hillview Cottage, 9A Honey Hill, Blean, Canterbury, Kent, CT2 9JP

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## Hillview Cottage, 9A Honey Hill, Blean, Canterbury, Kent, CT2 9JP

**£420,000 Freehold**

A beautifully presented two bedroom, two bathroom detached property which has been greatly improved by the current owners to create a beautifully styled home in a hugely popular location mid way between Canterbury & Whitstable.

- Two Bedroom Detached Home
- Two Bathrooms
- Super Open Plan Kitchen, Dining Room & Sitting Room
- Thoughtful Design Touches Throughout
- Under Floor Heating
- Downstairs w.c
- Plenty Of Off Road Parking
- Wonderful Sunset Views Towards Whitstable
- Wrap Around Gardens
- On a Bus Route To Canterbury & Whitstable
- Close To OFSTED 'Outstanding' Blean Primary School

Nestled in a sought-after location midway between the historic city of Canterbury and the charming seaside town of Whitstable, this beautifully presented two-bedroom, two-bathroom detached home has been significantly enhanced by the current owners to offer a unique blend of style, comfort, and practicality.

Inside, the home is finished to an exceptional standard with bespoke carpenter-built cabinetry throughout, including practical bench seating with storage in the dining area, a custom coat cupboard at the entrance, and built-in wardrobes in the bedrooms. Every detail has been considered, from the bespoke wall panelling painted in quality Farrow & Ball colours to the double-glazed sash windows and elegant double French doors opening onto the garden.

Additional modern comforts include underfloor heating controlled via a HoneyWell Thermostat System, a recently installed Chatsworth thermostatic shower, and even an outdoor hot tap. A Bluetooth-enabled, state-of-the-art garden lighting system (located behind the sauna) offers potential for further enhancement.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS





The garden is a true highlight, featuring a stunning six-person Baltic Garden Electric Heated Iglu Sauna—imported and handmade in the Netherlands using spruce wood and topped with shingle roofing. This fully customised wellness retreat includes a 50% panoramic glass back window, LED lighting (inside and out), bench seating, and a modern switchpad control system from inside the home, with an additional portable key ring controller. (Sauna heater may be included subject to negotiation.)

A striking outdoor timber oak-framed pergola sits on Cotswold stone gravel with cobblestone edging, complete with a flat roof chimney for fire pit evenings—perfect for year-round entertaining. The recently extended patio features grey porcelain tiles laid in a random course with coordinating Cotswold stone edging.

Access to the beautifully landscaped garden is provided by bespoke double wooden gates from the front, offering the rare benefit of private gated parking for one vehicle. The gravelled driveway also accommodates 3–4 additional vehicles.

Well placed for access to excellent schools, including the OFSTED rated 'Outstanding' Blean Primary School, St Edmund's School, Kent College, and the University of Kent, this stunning property couldn't be better located.

There is a direct bus route to both Canterbury City Centre and Whitstable, with the nearest stop just a one-minute walk away, so this property offers convenience along with lovely views. The ancient RSPB Blean Woods are just a five minute walk from the house, as well as local walking trails such as the Crab and Winkle Way, Clowes Wood, Bossenden Woods, and Victory Woods all being nearby.

**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.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 13/6/25 and amended on 07/7/25



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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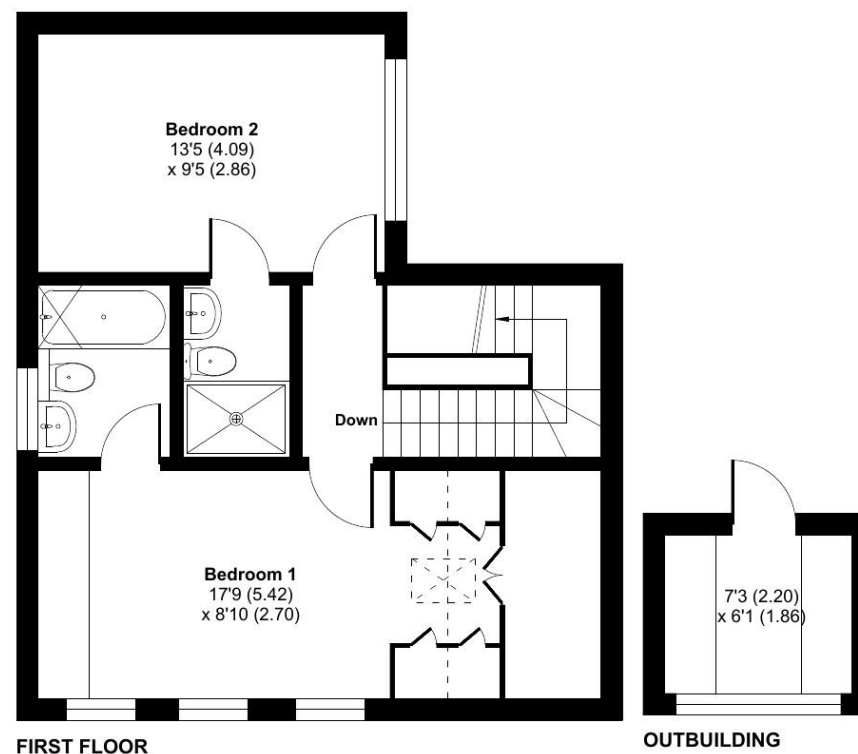
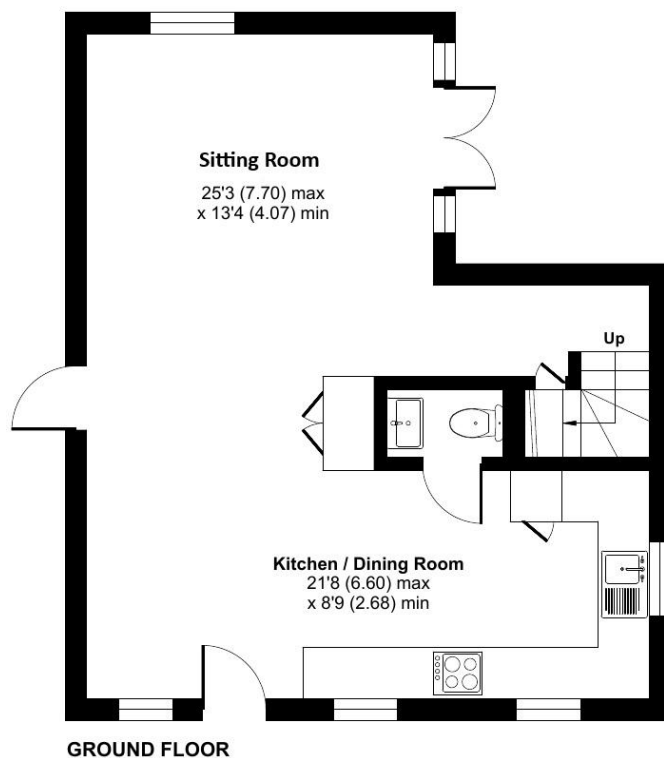


**Garden**  
Approximate  
84'9 (25.83)  
x 50'1 (15.27)

Approximate Area = 896 sq ft / 83.2 sq m  
Limited Use Area(s) = 52 sq ft / 4.8 sq m  
Outbuilding = 44 sq ft / 4 sq m  
Total = 992 sq ft / 92.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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**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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