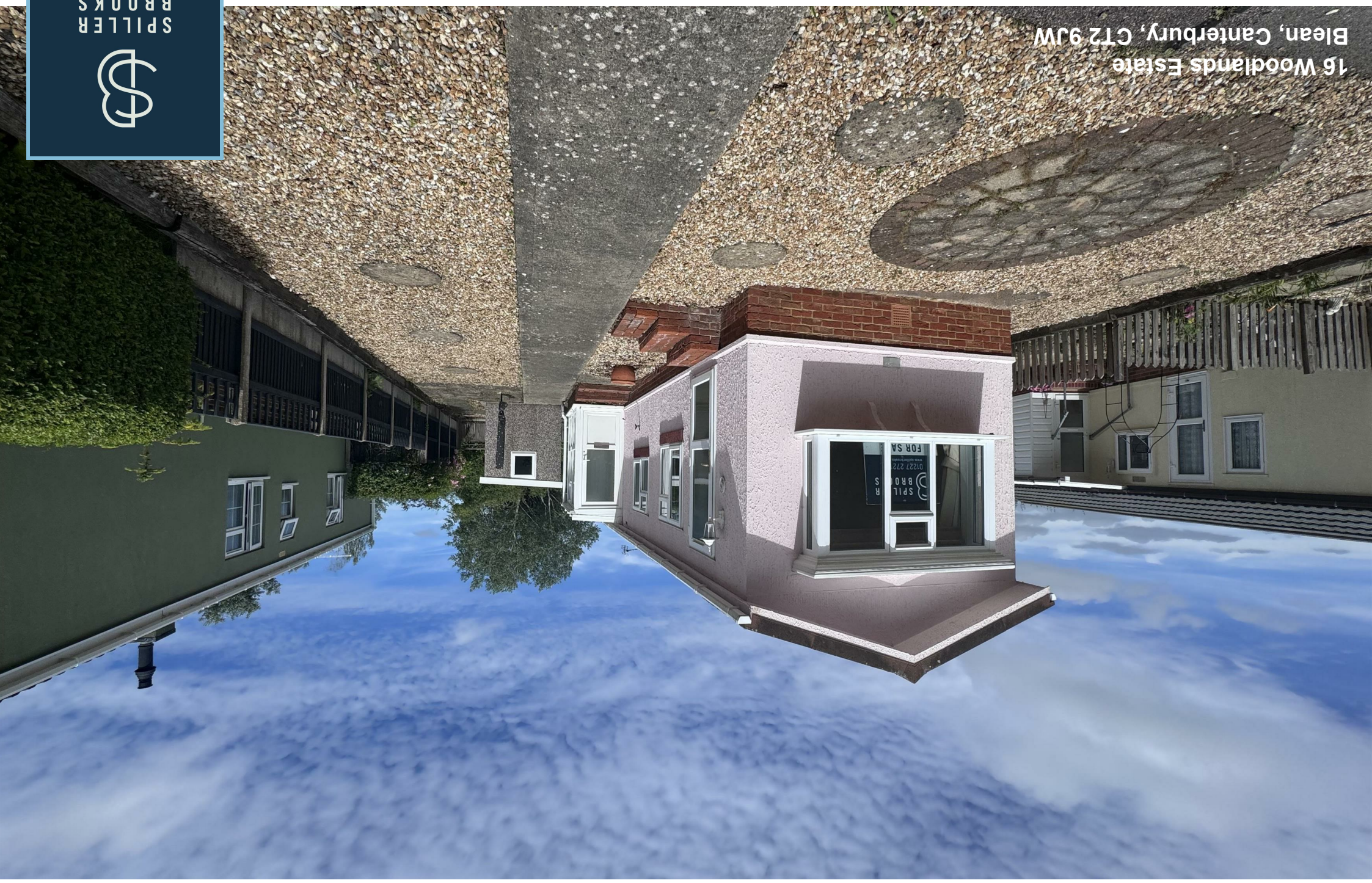
SPILLER BROOKS



16 Woodlands Estate
Blean, Canterbury, CT2 9JW



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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

16 Woodlands Estate
Blean, Canterbury, CT2 9JW

Enjoying a peaceful position within the sought-after Woodlands Park, adjacent to the historic Blean Woods, park residents have direct access to footpaths to enjoy peaceful walks and wildlife watching. This charming park home offers the perfect blend of countryside living and everyday convenience.

Offered for sale with no onward chain, this well-presented 40' x 10' Omar Oulton Excel park home comprises an entrance porch, inner hallway, lounge, fitted kitchen/diner, shower room and two bedrooms.

Externally, the property benefits from a partially enclosed, low-maintenance wrap around garden featuring a combination of paving and shingle borders, while the side garden is fully shingled for ease of upkeep. A useful purpose built shed with power and lighting provides excellent additional storage or workshop space.

Residents' and visitors' parking is conveniently located nearby.

Blean village enjoys an excellent location on the outskirts of Canterbury, with a regular bus service available just outside the park entrance providing easy access to Canterbury, Whitstable, and Herne Bay. Local amenities within the village include a doctor's surgery, village store with post office, garden centre, and public house/restaurant.

The historic city of Canterbury offers an extensive range of shopping, leisure, and cultural facilities, together with two mainline railway stations, including high-speed services to London St Pancras. The popular seaside town of Whitstable is approximately 3.8 miles away and is renowned for its working

£110,000









Entrance Porch

Inner Hallway

Kitchen
10'3 x 9'5 (3.12m x 2.87m)

Lounge
11'9 x 9'6 (3.58m x 2.90m)

Shower Room
5'6 x 4'9 (1.68m x 1.45m)

Bedroom 1
9'6 x 7'4 (2.90m x 2.24m)

Bedroom 2
6'10 x 4'11 (2.08m x 1.50m)

Wrap around Garden

Council Tax Band
Band A : £1624.78 2026/27

We suggest that interested parties make their own investigations

Tenure
The park home is freehold however a ground rent is paid to the site owners for the pitch.

Parking
Residents' and visitors' parking.

Agent's Note
Ground Rent £217.00 per month which includes water supplied.

Pets
One dog is permitted.

Measurements
Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptations
There are no adaptations to this property.

Location & Lifestyle Amenities
The village of Blean is situated on the outskirts of Canterbury with regular bus service located just outside the park entrance to the local towns of Whitstable, Herne Bay and Canterbury.

Blean has a doctors surgery, village store, public house, garden centre and restaurant/coffee shop.

The historic city of Canterbury has an extensive shopping centre with the main high street brands and a large array of independent shops. It also offers two mainline railway stations, including the high speed link to St. Pancras.

The seaside town of Whitstable is again a short drive (or bus ride) away (3.8 miles) and offers independent shopping, a working harbour and coastal walks.

ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.



