



# EQUUS

*Country & Equestrian*



NELSON HOUSE



## NELSON HOUSE, Waltham, Nr Canterbury, Kent CT4 5SE

WITH LAND - quiet VILLAGE LOCATION - Handsome Georgian detached four-bedroom, four-reception period residence set in around 2.3 acres (\*TBV) with a generous stable yard. Located in a highly desirable rural hamlet (AONB) with charming views, and surrounded by miles of unspoilt countryside, woodland, bridleways and walks.

Well-presented and maintained, the property dates from 1793 and was originally the village Inn. The interior is spacious throughout (over 3000 sq. ft) and has been sympathetically improved, extended and re-modelled over the years; now offering a pleasing combination of elegant family accommodation with all the benefits of modern living. At the heart of the home is a large stone-floored dining room leading to an impressive, contemporary kitchen and good-sized utility room. The adjacent double sitting room spans the entire depth of the property and is approx. 35' long with stripped floorboards, feature bay window and large inglenook fireplace. In addition, there is a purpose-built home-office, reading room and cloakroom and a porch and entrance area. Upstairs offers three large double bedrooms with bespoke shutters, one single bedroom, a bathroom and a shower room – all bedrooms provide delightful views. The upstairs includes a corridor area with a triple linen cupboard. The property also benefits from an expansive cellar.

Outside, the property is approached through a five-bar gate onto a gravelled parking area with turning for several vehicles/horse box. The mature, secluded gardens are divided into several zones with a terrace & lawn area, wildflower corner & shed. The stable yard is currently laid out as two loose boxes, bedding storage area, hay shed & tack room together with a 24' gym/studio which could easily be restored to the original 3rd and/or 4th loose boxes if required.

There are three post & rail paddocks, one featuring a double field shelter, and space to add a riding arena on the land (subject to permissions).

### LOCATION & AREA AWARENESS

The property is situated in the heart of Waltham, a lovely village hamlet on the outskirts of Canterbury. The village has a local park, church and village hall, and is just a few minutes from several highly regarded village primary schools. Waltham is well known for its countryside walks, woodland scenery, and extensive riding. Waltham has a direct bus route – including dedicated school buses - to Canterbury; the city is 10-15 minutes by car. The UNESCO WHC Cathedral City has a major shopping centre with a range of independent and mainstream shops around the high street. Canterbury has a wealth of cultural and leisure amenities including theatres, cinemas, bars and restaurants, as well as excellent schools and two universities. Waltham lies between the A2/M2 and M20 offering good road links to London, Dartford Crossing, the M25, Folkestone and Dover. Nearby Wye and Canterbury offer trains to London including the High Speed from Canterbury West or Ashford (via Wye).

### LAND & GROUNDS

The whole including house, gardens and pasture land is 2.3 acres (\*TBV). The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants /buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by





appointing the services of a Solicitor acting on their behalf and an accredited /qualified company who can measure the area for a compliant Land Registry Title.

Agents Note: There is a public footpath which runs diagonally through one paddock.

#### **MATERIAL INFORMATION & SERVICES**

TENURE: Freehold PROPERTY TYPE: Detached - dated 1793

CONSTRUCTION: Brick

NUMBER & TYPE OF ROOMS: 4 beds 4 recs. See attached floor plans.

PARKING: Multiple parking on the side drive for cars, trailers, horseboxes with turning area.

TITLE NUMBER/S: K524532/K462230

TAX BAND: F LOCAL AUTHORITY: Canterbury City Council

EPC RATING: E 47/75 C Certificate number 5337-2626-9200-0805-7296

SERVICES: Mains drainage. Mains electricity. Mains water. Oil fired central heating - new Grant boiler fitted in 2022 with 3 year warranty.

INTERNET CONNECTIONS: High Speed Fibre broadband speed 900.

OUTBUILDINGS & STABLES : Mains electric,water and broadband in the studio (former stables).

#### **HELPFUL WEBSITE LINKS**

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history /phone coverage for more helpful information about the property and surrounding local area before proceeding in a purchase.[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.orghttps://checker.ofcom.org.uk/en-gb/mobile-coverage](http://www.ukradon.orghttps://checker.ofcom.org.uk/en-gb/mobile-coverage) | <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

#### **VIEWING ARRANGEMENTS**

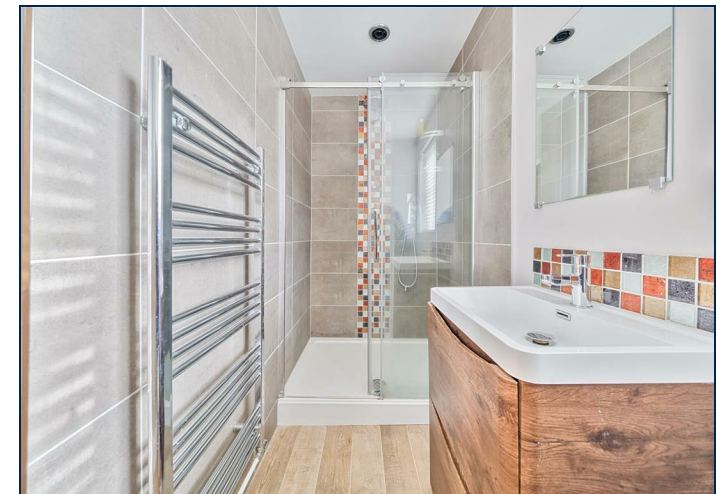
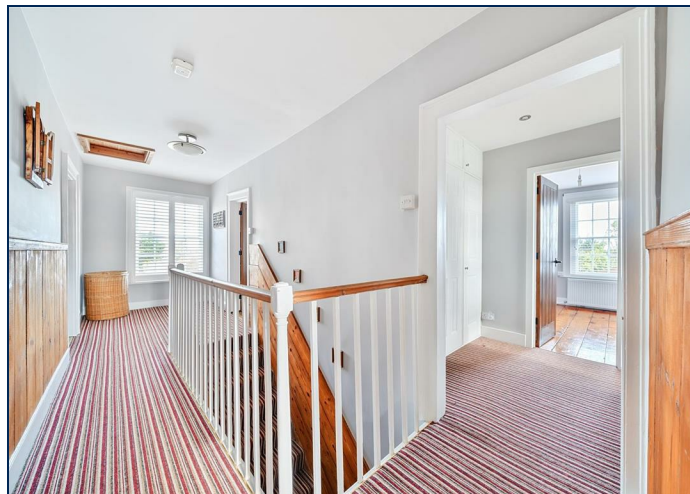
All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

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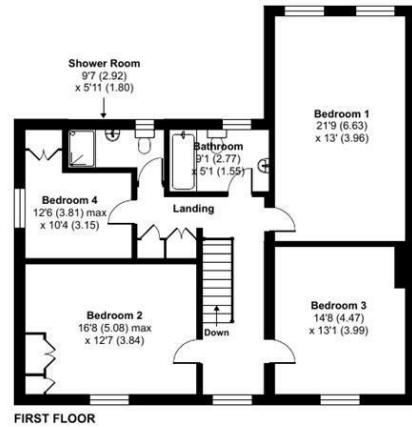
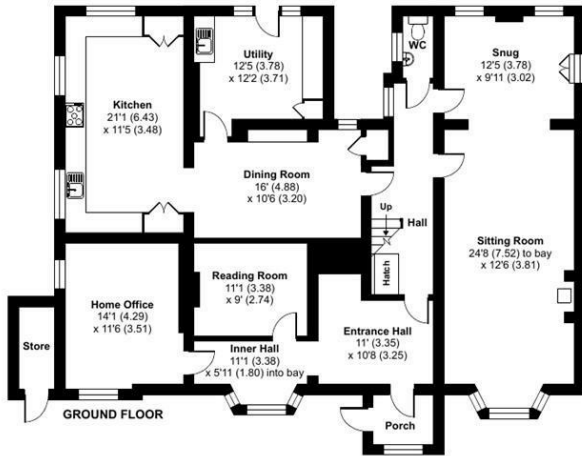
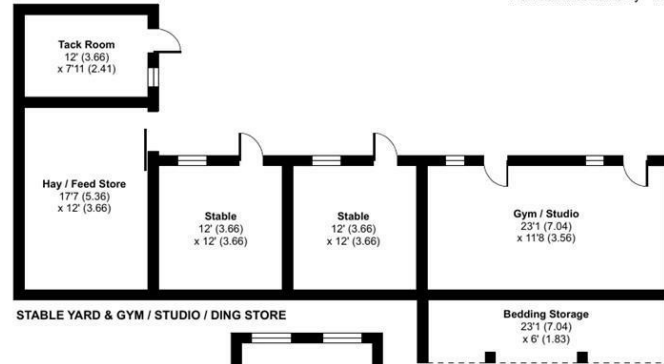
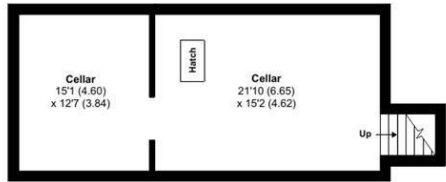
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**Guide price £1,195,000**





Main House = 3377 sq ft / 313.7 sq m (excludes store)  
 Stable Yard & Gym / Studio = 922 sq ft / 85.6 sq m (excludes bedding storage)  
 Total = 4299 sq ft / 399.3 sq m  
 For identification only - Not to scale



**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Equus Property. REF: 1092082

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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