



EQUUS

Country & Equestrian



NELSON HOUSE



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

EQUESTRIAN & COUNTRY - Handsome detached four-bedroom period residence with equestrian amenities, including 2.3 acres (*TBV) land presented as three post & rail paddocks. Located in the heart of a rural hamlet (AONB) the property is ideally sited for easy access to London (via HS1 from Ashford or Canterbury) whilst also offering superb facilities for home working.

Well-presented and maintained, the spacious (over 3,000 sq.ft) house has been sympathetically improved and now offers a pleasing combination of elegant family accommodation with all the benefits of modern living and the opportunity to keep horses at home. Key features include a large dining room leading to an impressive, contemporary kitchen and good-sized utility room; a double 35' sitting room with stripped floorboards, feature bay window and large inglenook fireplace; a reading room and generously proportioned home-office. Upstairs provides three large double bedrooms with bespoke shutters; smaller bedroom; family bathroom; modern shower room and triple linen cupboard.

The property also features a full-width cellar which offers potential as an additional work / play space.

The stable yard comprises two large stables, bedding storage area, hay / feed shed & tack room. The 24' gym/ work studio could be restored to provide two further stables if required.

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 within easy access to several highly regarded primary schools. Waltham is well known for its countryside walks, woodland scenery, and extensive hacking for equestrian enthusiasts. 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 both independent and mainstream shops. Canterbury

has a wealth of cultural and leisure amenities including theatres, cinemas, bars and restaurants, as well as excellent (including grammar) 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.

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 Plan.

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.





FLOOD RISK : Zone 1
 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 | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | 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>

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5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
 Equus Country & Equestrian, South East/South West
 T: 01892 829014

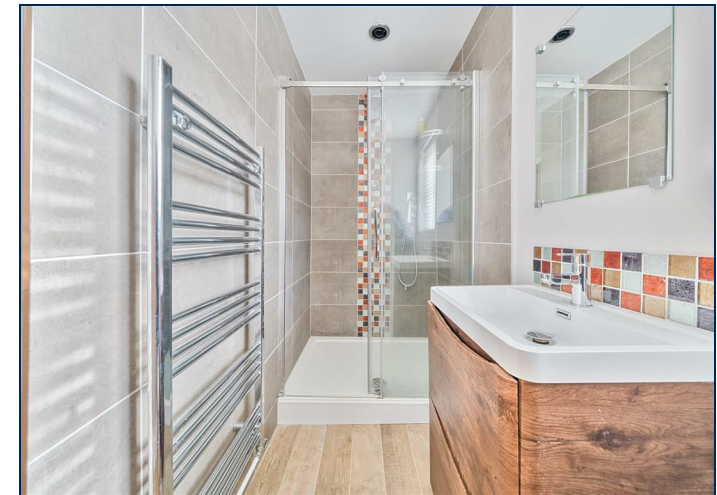
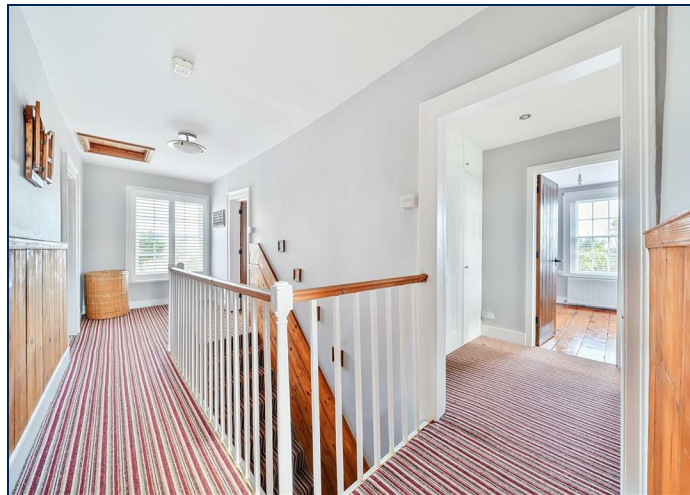
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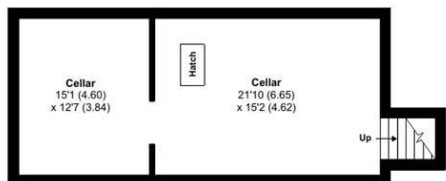
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

Guide price £1,100,000

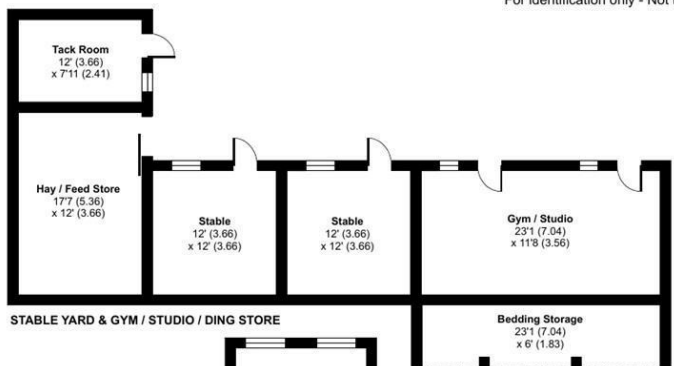




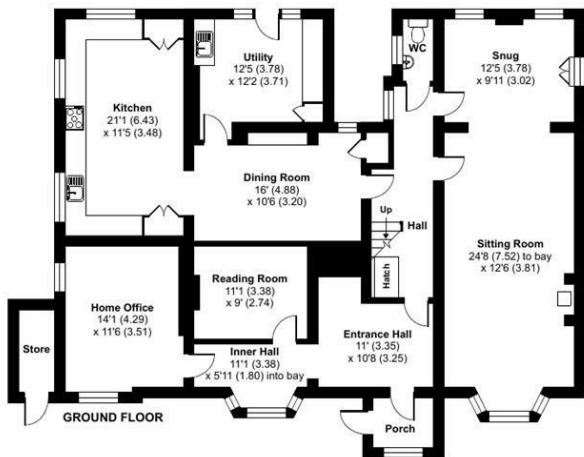
Main House = 3377 sq ft / 313.7 sq m (excludes store)
Stable Yard & Gym / Studio = 922 sq ft / 85.6 sq m (excludes bedding storage)
Total = 4299 sq ft / 399.3 sq m
For identification only - Not to scale



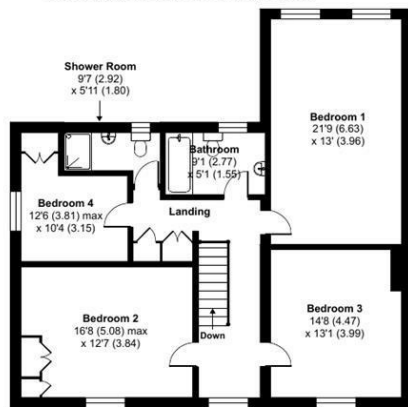
LOWER GROUND FLOOR



STABLE YARD & GYM / STUDIO / DING STORE



GROUND FLOOR



FIRST FLOOR



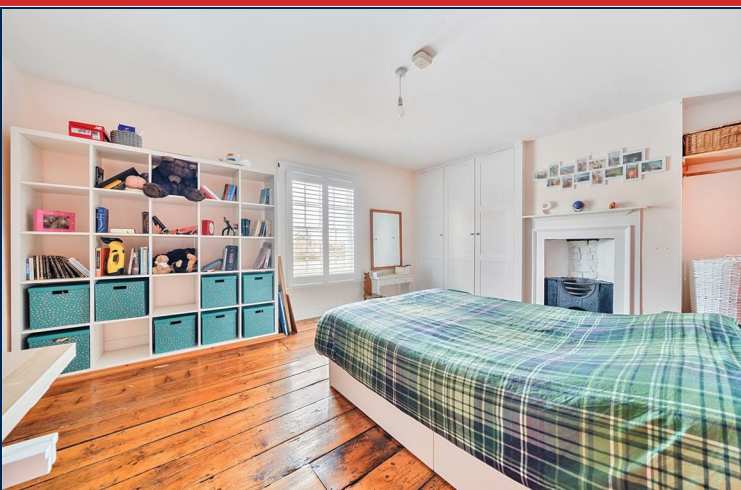
 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchem 2024.
Produced for Equus Property. REF: 1092082

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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