



Whiteacre Barn
Whiteacre Lane | Waltham | Canterbury | Kent | CT4 5SR

FINE & COUNTRY

WHITEACRE BARN



Step inside

Whiteacre Barn

For anyone looking for a stunning and unique 16th century Grade II Listed barn conversion this superb four bedroom property could tick all the boxes. Surrounded by beautiful countryside in an Area of Outstanding Natural Beauty on the outskirts of Waltham village and nestling in about 0.6857 of an acre, this idyllic four bedroom residence has recently been created by the owners to provide everything needed for modern day living but still retaining the character of the original barn with its spacious interior, high vaulted ceiling and exposed beams as well as feature dwarf flint walls. Whether you want a permanent country home or a very special weekend and holiday retreat, this barn has it all because there is nothing to do but install your furniture and enjoy everything this lovely home has to offer.

The barn is approached through a pair of gates that lead to a large gravel drive where you can park numerous vehicles. There is an excellent detached double garage with a home office extension that is ideal for anyone working from home as there is a Gigabit Fibre connection, while the boarded attic provides plenty of storage space. The barn has a wonderful catslide style roof and is accessed through French doors that open into the impressive double height vaulted entrance hall with limestone flooring that flows throughout the ground floor, a beautiful oak and glass staircase that leads to the first floor and the fascinating glass and oak corridor that spans the central living area of the building, which incorporates the very attractive lounge, dining area and kitchen.

Vertical beams create an entrance to the dining area with its delightful wall beams, many of which are from the original barn and this is open plan to the very high end kitchen designed by Herringbone of Canterbury. It includes elegant black units with quartz worktops housing two built in ovens, a double butler's sink with a Quooker hot tap, an integrated fridge freezer and dishwasher while the spacious central island breakfast/bar has a wine fridge and a BORA induction hob with a built in extractor system to negate any cooking smells.

The lounge area is light and bright with four bi-fold doors to the large terrace so on a warm summer's day you can open these and really allow the outside indoors, but for those cool winter evenings there is a trendy wood burning stove to cosy up to and an adjacent log store. There is a useful understairs cupboard and two double bedrooms at one end of the barn that include built in cupboards and are served by a central shower room, while at the other end there are steps down to a large sitting room/utility with fitted cupboards housing the laundry facilities and a butler's sink. A lovely picture window provides gorgeous rural views while the other end of this large room makes an ideal sitting area or games room and includes bi-fold doors to the garden. At each end of the corridor on the first floor you will find a double bedroom with a vaulted ceiling and exposed beams. One has an en suite shower room while the principal bedroom includes a superb stand-alone oval bath.

Outside the large terrace is ideal for relaxing in the sunshine and enjoying the views or entertaining friends and family to a summer barbecue. Most of the rest of the garden backs on to farmland and is laid to lawn with a separate five bar gate access so is very easy to manage with a sit-on mower. There is also an underground LPG gas tank and a separate water supply.

















Seller Insight

“ We always wanted to buy an old barn and turn it into a wonderful family home. In 2019 we found Whiteacre and instantly fell in love with the beautiful location and tranquility that comes with the countryside surroundings. The character of barn was also a big appeal and after we found out that it was built whilst Henry VIII was on the throne it just confirmed we were buying the right place.

We spent some 18 months renovating it completely to a very high standard so it has only been finished a little over a couple of years and is really a 'new' home where nothing needs to be done. While it is lovely here, our children are now at secondary school so we are reluctantly selling. However, the property is ready for new owners to take advantage of everything we have done to provide a very modern home within an historic Grade II listed building.

It is very quiet and peaceful but our neighbours are lovely and the village is friendly with a recreation ground and playground as well as the village hall that offers a variety of regular activities. There are nearby primary schools and a bus stop in the village with buses that can take children to secondary school in Canterbury. There are delightful places to go for walks and, for horsey enthusiasts, there is the nearby Mannix Equestrian centre.

We are not far from Canterbury with its historic buildings, high street stores and individual shops, theatres, excellent grammar and private schools, universities, bars and restaurants as well as the mainline stations and the high speed train that can whisk you to London in under an hour. Alternatively you can drive to Ashford International where the high speed train time to St Pancras is 36 minutes. It is also quite easy to get to the Channel Tunnel and Dover docks for trips to the Continent.

For anyone who enjoys sporting activities there is plenty of recreational opportunities in Canterbury including the Kings School and Kingsmead Leisure centres. There is first class cricket at the Canterbury cricket ground as well as sailing, fishing and bathing along the nearby coast and, for golfing aficionados, there are the Canterbury and Roundwood Hall Golf Clubs but if you want to go further afield you can try the Championship golf courses at Sandwich and Deal including Royal St George, Princes and the Royal Cinque Ports golf clubs.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















Travel Information

By Road

Canterbury East Station	6.9 miles
Canterbury West Station	8.4 miles
Ashford International	10.9 miles
Dover Docks	22.9 miles
Channel Tunnel	11.8 miles
Gatwick Airport	68.7 miles
Charing Cross	68.1 miles

By Train from Canterbury West

High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
Ashford International – St Pancras	36 mins

By Train from Canterbury East

Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Healthcare

Canterbury Health Centre	03000 426600
Dr G Robinson	01227 462197
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:

Petham Primary	01227 700260
Bodsham Primary	01233 750374
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Roundwood Hall Golf Club	01303 862260
Kingsmead Leisure Centre	01227 769818
Mannix Equestrian Centre	07896 671966

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Odeon Cinema	0333 014 4501
Curzon Cinema	0333 321 0104
Abode Hotel	01227 766266
Chequers Inn	01227 700734
The Corner House	01227 780793
Pinocchio's	01227 457538

Local Attractions/Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum





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GROUND FLOOR

Entrance Hall	19'6 x 13'0 (5.95m x 3.97m)
Kitchen/Diner	27'9 x 12'2 (8.46m x 3.71m)
Lounge	19'6 x 14'9 (5.95m x 4.50m)
Utility Area/Play Room	27'9 x 11'7 (8.46m x 3.53m)
Bedroom 3	12'2 x 11'0 (3.71m x 3.36m)
Bedroom 4	12'2 x 11'0 (3.71m x 3.36m)
Shower Room	

FIRST FLOOR

Landing	
Main Bedroom	15'0 x 12'3 (4.58m x 3.74m)
En Suite Bathroom	
Bedroom 2	14'9 x 12'5 (4.50m x 3.79m)
En Suite Shower Room	

OUTSIDE

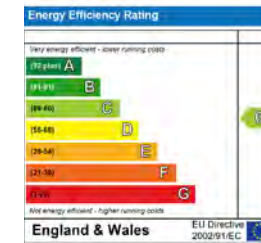
Gardens
Driveway

OUTBUILDING GROUND FLOOR

Double Garage	20'9 x 19'9 (6.33m x 6.02m)
Home Office	19'9 x 9'2 (6.02m x 2.80m)
Wood Store	

OUTBUILDING FIRST FLOOR

Attic Store Room	30'5 x 19'9 (9.28m x 6.02m)
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Council Tax Band: G
Tenure: Freehold

£ 1,395,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.05.2024





FINE & COUNTRY

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Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

