



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 |
| Pinocchios | 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

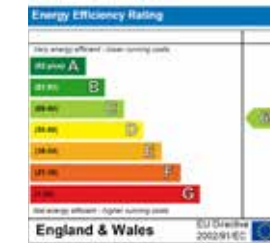
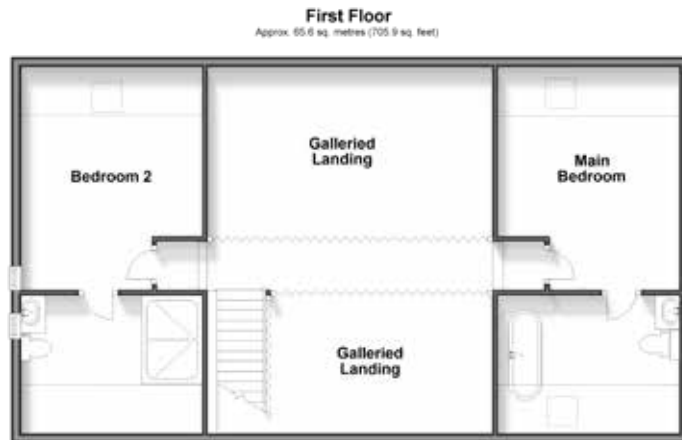
Gardens
Driveway

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) |
|------------------|-----------------------------|



Council Tax Band: G
Tenure: Freehold

£ 1,250,000



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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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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