



Orchid Barn  
Church Lane | Waltham | Canterbury | Kent | CT4 5QH









# Step inside

## Orchid Barn

If you are looking for the peace and tranquility of country life but with a contemporary twist, this beautiful barn conversion on the outskirts of Waltham Village, could tick all the right boxes. Set within the Kentish Downs in some of the most spectacular countryside in Southern England, the barn is only 2 minutes walk from Yocketts bank nature reserve, home to many species of rare animals, birds and orchids. It is one of four attractive barns in a small enclave built around a central courtyard. These properties were originally converted from the barns and outbuildings of Yocketts Farm in 2009 and the barn itself dates back to 1825 providing a wealth of period features.

Now with its traditional black clapboard exterior complemented by modern floor to ceiling windows Orchid Barn has great appeal from the moment you sweep up the drive. Once inside this only increases as you walk through the attractive entrance hall into the awe-inspiring and spacious open plan living accommodation with its exposed wall beams as well as a vast beamed and vaulted double storey ceiling. This light and bright area includes exterior glazed doors and high windows on either side as well as a modern wood burning stove you can cosy up to on a cold winter evening. There is plenty of room for a sizeable table and chairs, while the contemporary kitchen area also includes a large window as well as a granite topped island and a range of attractive cream units housing an integral dishwasher; fridge/freezer, double Neff oven and a gas hob.

On this floor you will also find a double bedroom and an adjacent shower room, ideal if a guest or family member needs accommodation on one floor. Up on the first floor the main bedroom has delightful views over the paddock and countryside as well as ensuite shower room. A further double bedroom and a single bedroom/study all have vaulted and beamed ceilings and there is a modern family bathroom with exposed wall beams.

Outside there is a paved patio and a decked terrace for al fresco dining as well as a recently built permanent gazebo which is an excellent entertaining area or where you can simply sit in comfort and admire the views. The paddock could be an ideal play area or provide space for small livestock if you wanted to develop "the good life" as the current owners have done with their chickens and goats! There is plenty of room for off road parking with space in the courtyard as well as a gravel drive leading to the attached double garage, with a mezzanine for extra storage plus additional parking in front of the paddock.



# Seller Insight

“ We have thoroughly enjoyed living in this beautiful home but now feel it is time to start a new chapter in our lives. We love the peace and serenity and the wonderful places to walk with the dog. We can cycle to 'The Compasses' at Crundale which is a beautiful pub with large garden, excellent food and selection of ales, or several other pubs in the vicinity. The house is only 15 minutes drive from the historic city of Canterbury with its UNESCO world heritage site historic buildings, high street stores and individual shops, theatres, universities, bars and restaurants as well as two mainline stations and the high speed rail that will whisk you to London in under an hour. There is also an excellent choice of Outstanding junior, grammar and private schools while the nearby village of Petham has a good primary school.

Sporting enthusiasts can play golf at the Roundwood Hall Golf Club along Stone Street or the Canterbury Golf club while other activities are available at the Polo Farm Sports club on the outskirts of the city. If you like horses, there is also the Burstled Manor riding centre and excellent rides in the 440 acres of Lyminge forest. For those who enjoy the sound of leather on willow, St Lawrence cricket ground, home of Kent County Cricket, which is just a 10 minute drive away.”\*

\*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**

<b>By Road</b>	
Canterbury	6.3 miles
Ashford International	10.7 miles
Dover Docks	22.7 miles
Channel Tunnel	12.0 miles
Gatwick Airport	68.5 miles
Charing Cross	67.9 miles
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

- Leisure Clubs & Facilities**  
St Lawrence Cricket Ground  
Polo Farm Sports Club  
Canterbury Golf Club  
Roundwood Hall Golf Club  
Kingsmead Leisure Centre

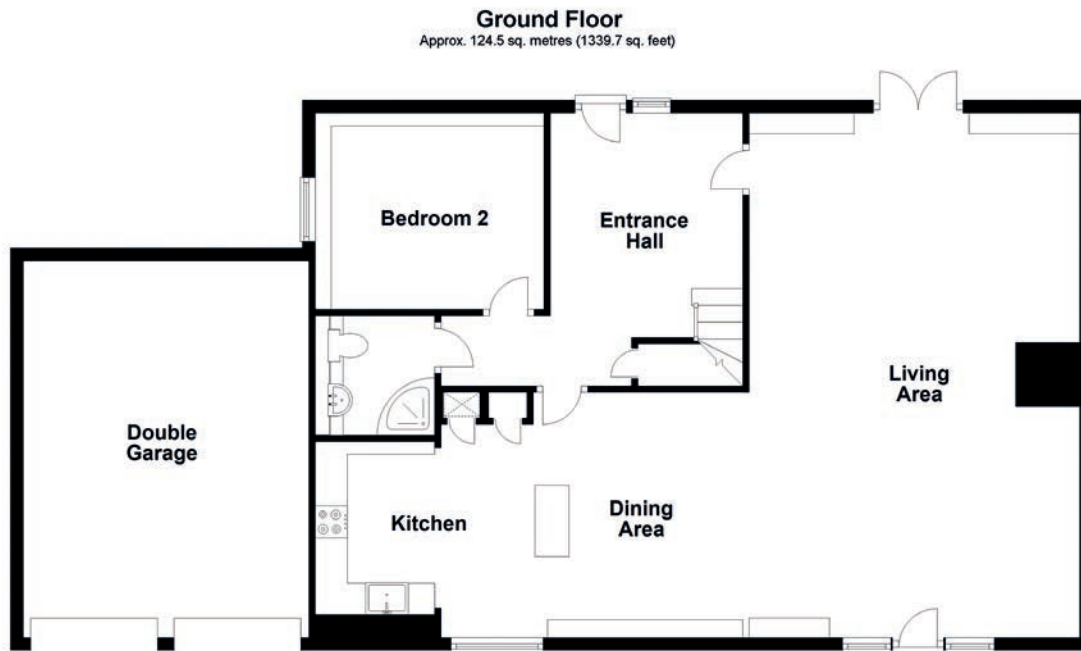
- Healthcare**  
Chartham Surgery  
Old School Surgery  
Kent and Canterbury Hospital  
Chaucer Hospital

- Education**  
**Primary Schools:**  
Petham Primary  
St Stephens Junior  
The Canterbury Primary  
Kent College Junior  
St Edmunds Junior  
Kings Junior

- |                             |              |
|-----------------------------|--------------|
| <b>Secondary Schools:</b>   |              |
| 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 763231 |
| St Edmunds                  | 01227 475000 |

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|-------------------------------|--------------|
| <b>Entertainment</b>          |              |
| Marlowe Theatre, Canterbury   | 01227 787787 |
| Gulbenkian Theatre and Cinema | 01227 769075 |
| Pinocchios                    | 01227 457538 |
| Cafe des Amis                 | 01227 464390 |
| Abode Hotel                   | 01227 766266 |
| The Granville                 | 01227 700402 |

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|------------------------------------|--|
| <b>Local Attractions/Landmarks</b> |  |
| Howletts Animal Park               |  |
| Wingham Wild Life Park             |  |
| The Canterbury Tales               |  |
| The Beaney House                   |  |
| Canterbury Cathedral               |  |
| Canterbury Heritage Museum         |  |



#### GROUND FLOOR

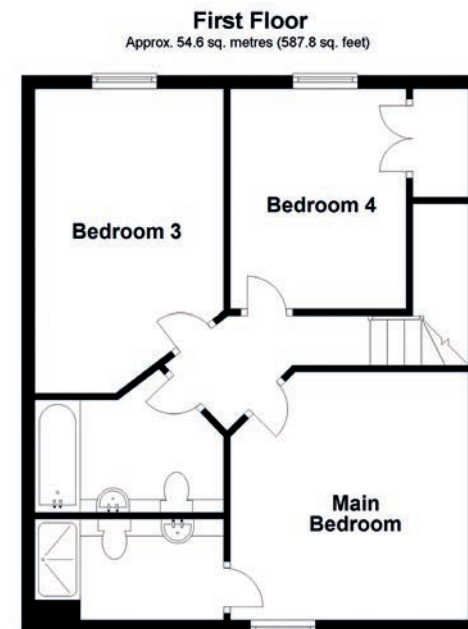
Entrance Hall	
Living Area	27'2 x 17'4 (8.29m x 5.29m)
Dining Area/Kitchen	20'11 x 11'5 (6.38m x 3.48m)
Bedroom 2	11'8 x 10'0 (3.56m x 3.05m)
Shower Room	6'11 x 5'9 (2.11m x 1.75m)

#### FIRST FLOOR

Landing	
Main Bedroom	13'2 x 12'0 (4.02m x 3.66m)
En-suite Shower Room	6'2 x 4'11 (1.88m x 1.50m)
Bathroom	9'5 x 5'8 (2.87m x 1.73m)
Bedroom 3	15'0 x 9'3 (4.58m x 2.82m)
Bedroom 4	9'10 x 8'7 (3.00m x 2.62m)

#### OUTSIDE

Double Garage  
Driveway  
Patio Garden  
Paddock



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	80   C
39-54	E		
21-38	F		
1-20	G		





Fine & Country  
Tel: 01227 479 317  
[canterbury@fineandcountry.com](mailto:canterbury@fineandcountry.com)  
23 Watling Street, Canterbury, Kent CT1 2UA