



FINN'S

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28 Richdore Road, Waltham, Canterbury, Kent, CT4 5SJ

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Guide Price £725,000 Freehold

A beautifully presented five bedroom detached family home offering bright & spacious accommodation having been extended and thoroughly modernised by the current owners. Waltham is situated in the Kent Downs Area of Outstanding Natural Beauty & uniquely lies within the catchment area for schools in Canterbury, Ashford and Folkestone.

- Five Bedroom Detached Family Home
- Modernised To A High Standard Throughout
- Bright, Spacious & Versatile Accommodation
- Open Plan Sitting Room/Dining/Family Room
- Two Bathrooms
- Off Road Parking For Several Cars
- Lovely Front & Rear Gardens
- Detached Garden Room – Ideal as a home office, studio or for conversion to an Air BnB or double garage (subject to planning)
- Situated In The Rural Yet Convenient Village Of Waltham

The front door opens to the entrance hall which has a high vaulted ceiling with galleried landing above and is flooded with natural light. Most of the downstairs accommodation has a wonderful open plan layout with the sitting room benefitting from a wood burning stove and exposed brick inglenook style fireplace and oak flooring. From here the room flows around to a further sitting area to the rear of the house overlooking the rear gardens and through to the dining area with bi-fold doors giving seamless access to the garden. The kitchen has a good range of wall & base units with slate flooring and the large utility room has an excellent range of units, worktop and sink and spaces for appliances. To the front of the downstairs is a lovely garden room which



is a real sun trap and has views over the secluded front garden. Also on the ground floor is bedroom five and a cloakroom.

Upstairs, the galleried landing leads to the four double bedrooms with the master bedroom benefitting from an en-suite shower room. The family bathroom is a real feature of the property and has a high vaulted ceiling with two Velux windows and a tall window overlooking the garden.

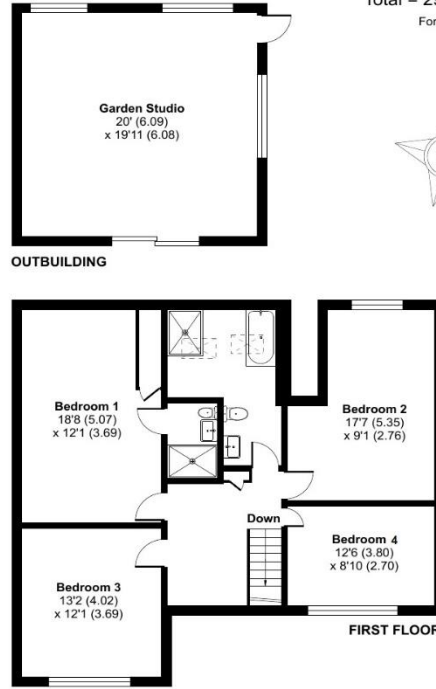
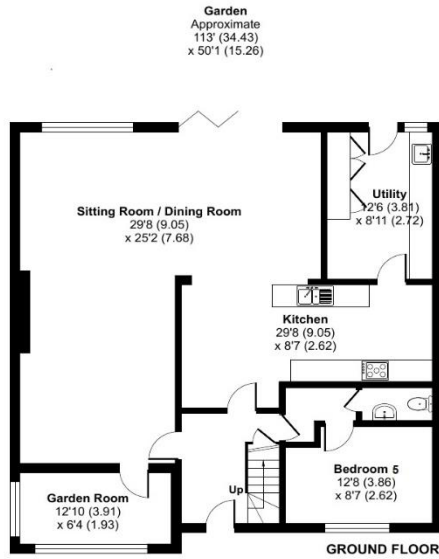
Outside, the property is set back from the road behind its secluded front garden and a gravel driveway provides plenty of off road parking for several vehicles. Most of the garden lies to the rear and measures approximately 113' x 50' and has several paved patios ideal for entertaining. A couple of steps lead up to the lawn which has flower borders and a variety of established trees and shrubs. There is a further gravel area which leads on to the detached garden room which is brick built – this is currently being used as a studio/gym and would make an ideal home office or could be converted back to a double garage or even an Air BnB as it would have its own side access and garden area. (Subject to planning).

Waltham is an idyllic village situated in the heart of the Kent Downs and lies 7 miles from the Cathedral city of Canterbury, an ancient thriving city with an abundance of café's, restaurants and shopping facilities. Educationally the area is very well provided for with two universities, the world renowned King's school, the Simon Langton Boy's & Girl's Grammar schools, Barton Court Grammar, Kent College & St Edmund's, the free school at Wye all within a 20 minute drive. The well regarded primary schools of Petham, Stelling Minnis & Bodsham are all within a 10 minute drive. Ashford lies just 8 miles with its high speed rail service to London St Pancras in just 38 minutes.

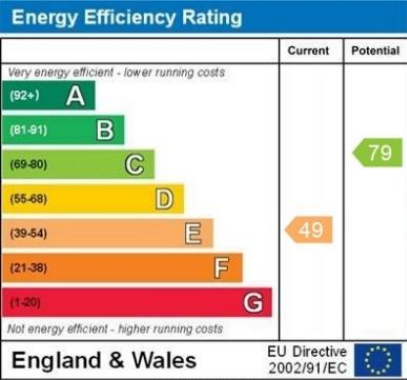
Viewing: By appointment through Finn's, Canterbury. Tel: 01227 454111
Services: Mains, electricity, water & drainage. Oil central heating.
Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).
Date: These particulars were prepared on 10/6/24



Approximate Area = 2195 sq ft / 203.9 sq m
 Outbuilding = 395 sq ft / 36.6 sq m
 Total = 2950 sq ft / 240.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Finns. REF: 1140665



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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