



SCHOOL HOUSE, Kake Street, Waltham, Canterbury, Kent CT4 5SD

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# SCHOOL HOUSE

## Kake Street, Waltham CT4 5SD

Offers Over £900,000 Freehold

An enchanting unlisted 6 bedroom former school house dating from 1830 and set in a prominent position within a popular rural village. Included within the characterful accommodation is a self-contained two bedroom annexe and garage. The annexe has been successfully tenanted for over 17 years and therefore offers the opportunity of a second income, or alternatively the annexe could be easily incorporated into the main accommodation.

The main house on the ground floor has a lovely L-shaped country kitchen/breakfast room, with the drawing room being particularly impressive with its vaulted ceiling and wood burner, this leads to the dining room with its French doors leading to the garden. There are three bedrooms on the first floor, together with a main bathroom and en-suite. A fourth bedroom/reception room is located on the ground floor. The annexe is reached via a separate driveway and has been converted from the remaining part of the former vaulted classroom providing two bedrooms and a bathroom, with its own fenced garden.

- Unlisted and enchanting 6 bedroom former school house
- With vaulted drawing room & self-contained annexe
- A prominent position within a popular rural village
- 6 bedrooms (4 doubles main house, 2 doubles annexe)
- Charming accommodation, with opportunity to alter layout
- Fine period features and wood burner
- Cottage style gardens
- Two driveways, single garage
- Convenient for both schools and rail services (Wye station 5 miles)
- Opportunity for rental income

**Services:** Mains water, electricity & drainage. Oil fired heating.

**Local Authority:** Canterbury City Council

**Council Tax Band:** F

**EPC:** Rating E

**Date of Brochure:** May 2025

**Viewing:** Strictly by appointment with Martin 07796 338 345 or Lizzie 07939 613 344

**Directions:** From the St Lawrence Cricket Ground in Canterbury, take the Nackington Road (B2068) towards Hythe. After 3 miles turn right on to Town Road (signposted Petham) and continue to Waltham. The School House will be found on the right hand side after a short distance, before a right hand bend.

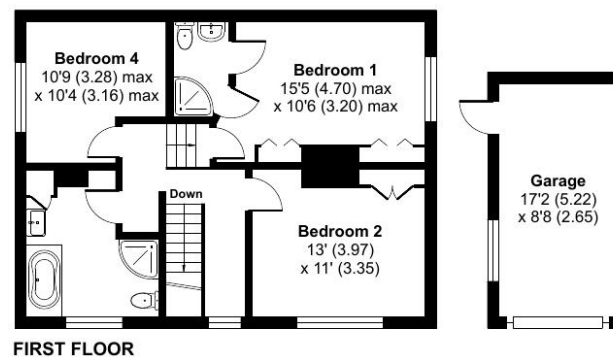
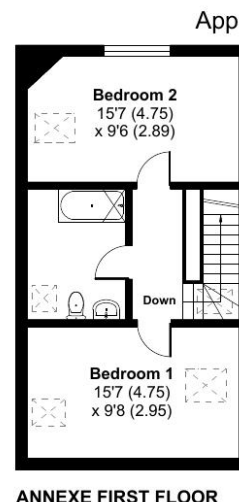
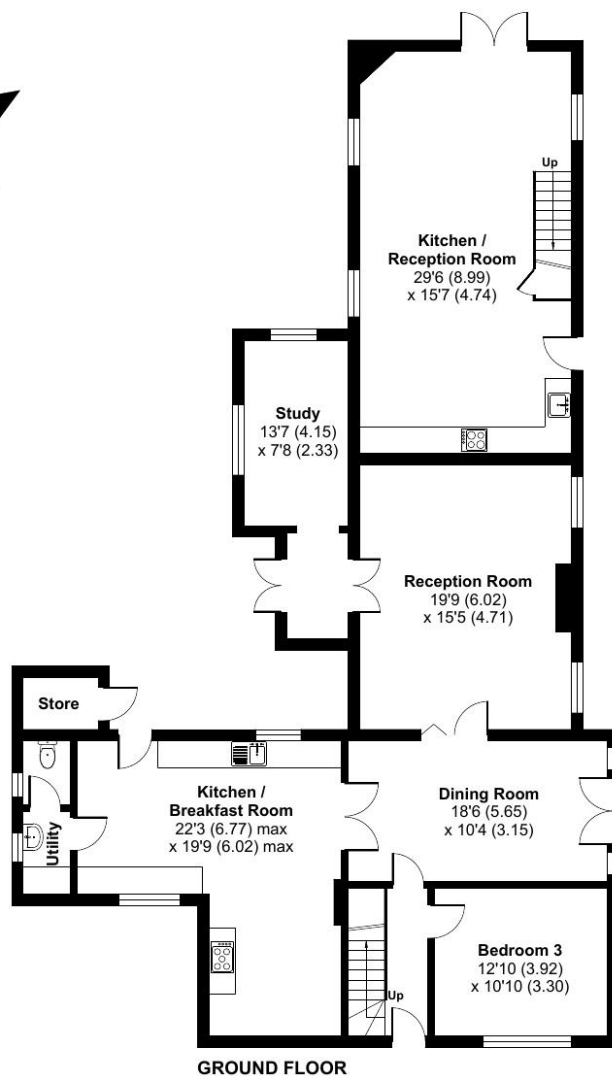
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Approximate Area = 1888 sq ft / 175.4 sq m  
 Annexes = 914 sq ft / 84.9 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Outbuilding = 21 sq ft / 2 sq m  
 Total = 2971 sq ft / 276 sq m  
 For identification only - Not to scale

### Finn's Canterbury

82 Castle Street  
 Canterbury  
 Kent CT1 2QD  
 Sales: 01227 454111  
 Lettings: 01227 452111  
 canterbury@finns.co.uk

### Finn's Sandwich

1-3 King Street  
 Sandwich  
 Kent CT13 9BY  
 Sales: 01304 612 147  
 Lettings: 01304 612147  
 sandwich@finns.co.uk

### Finn's St Nicholas at Wade

The Packhouse Site  
 Wantsum Way  
 St Nicholas at Wade  
 Kent CT7 0NE  
 Sales: 01843 848230



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 terms shown are included in the sale – some aspects may have been 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.

