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Fossdene, Waltham Road, Waltham, Canterbury, Kent, CT4 5RZ

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**Fossdene, Waltham Road, Waltham,
Canterbury, Kent, CT4 5RZ**

£585,000 Freehold

An especially pretty detached house of two/three bedrooms, beautifully positioned in one of the most unspoilt corners of the North Downs in East Kent. The property enjoys a southerly aspect, flooding the interior with light throughout the day and offering uninterrupted, panoramic views across rolling farmland and ancient woodland. From this idyllic setting, you can watch magnificent sunrises and sunsets, each one a little different from the last.

The property has been lovingly maintained and thoughtfully improved over the years, combining character and comfort with a sense of peaceful seclusion.

Accommodation: On the ground floor, a welcoming double-aspect sitting room features a log-burning stove, creating a cosy focal point, while the kitchen/diner includes a second stove and connects conveniently to a useful utility room. There are also two comfortable bedrooms and a well-appointed family bathroom. The spacious side porch doubles as a breakfast area, providing another lovely space to enjoy the ever-changing rural views over the fields.

Upstairs, the glazed gable-end sitting room/bedroom is the showpiece of the house, its wide picture window frames a stunning view over the North Downs National Landscape and the attractively planted roof below. This versatile space could be used as a bedroom or sitting room and benefits from external stairs providing separate access, offering flexibility for guests.

Outside: The delightful cottage gardens blend seamlessly into the surrounding countryside, enclosed by low hedges and alive with birdsong and wildlife. Mature trees, colourful planting, and a lovely summerhouse complete the tranquil setting.



A solid brick-built outbuilding offers additional space, ideal as a home office, studio, or occasional accommodation.

Location: The house sits just outside the conservation village of Waltham, surrounded by some of the most beautiful countryside in East Kent. The village has a strong sense of community and has a village hall, recreation ground, and the historic St Bartholomew's Church. Excellent nearby primary schools include Petham, Bodsham, and Wye, with Wye also offering a free school and a selection of local amenities including shops, pubs, and train links to Ashford and London. A school bus stops near the property.

Enjoy endless countryside walks straight from your doorstep, while the historic city of Canterbury is only about eight miles away. Ashford lies around 11 miles distant, and Wye Station (6 miles) provides quick access to the high-speed service to London.

Canterbury West offers high speed trains to St Pancras International in 56 minutes, and the Channel Tunnel is around 20 minutes by car, offering a rare blend of rural tranquility with excellent connectivity.

The property is also on a bus route with a service 4 times a day.

For sale with no onward chain.

Agents' note: The property is timber framed with some rendered blockwork.

Viewing:
By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services:
Mains electricity, water & drainage. Heating is via the wood burning stoves.

Council Tax:
Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date:
These particulars were prepared on 6/11/25 and amended on 12/8/26













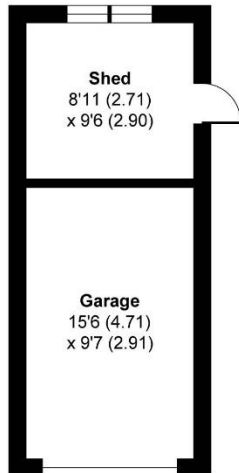
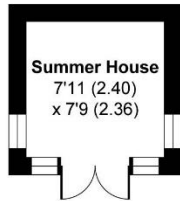
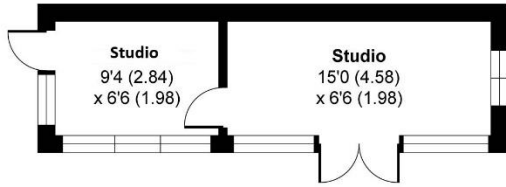
Waltham Road, Waltham

Approximate Gross Internal Area = 119.27 sq m / 1283.81 sq ft
(Excluding Eaves)

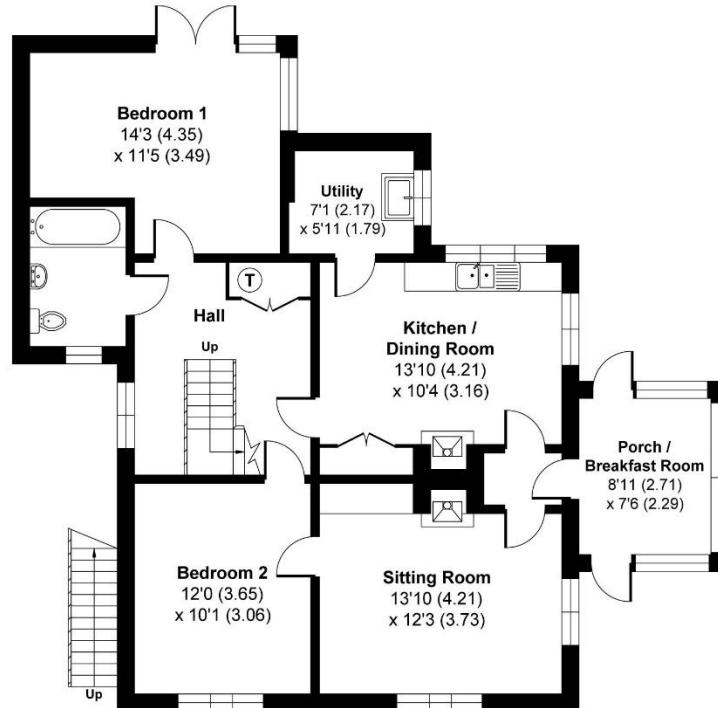
Outbuildings = 42.68 sq m / 459.40 sq ft

Total = 161.95 sq m / 1743.21 sq ft

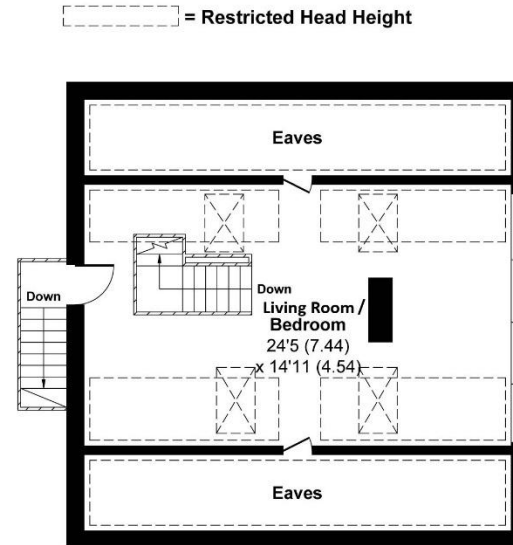
For identification only - Not to scale



OUTBUILDINGS



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

WWW.EPC4U.COM

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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