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

2 BEDROOMS | 1 BATHROOMS | 2 RECEPTIONS











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

- Enchanting 1930's Detached Residence
- Over 1700 Sq.Ft Of Versatile Space
- Two/Three Bedrooms & Several Receptions
- Flourishing In Period Features
- Two Wood Burning Stoves
- Kitchen Breakfast Room & Utility/Pantry
- Multiple Outbuildings & Garage
- Set With 0.24 Acres & Stunning Views

SITUATION: Waltham is a picturesque village situated on the North Downs, within the Kent Downs Area of Outstanding Natural Beauty, yet conveniently positioned just five miles south of Canterbury. The village has close ties with neighbouring Petham, home to a well-regarded primary school, while Waltham itself has a well-used village hall supported by local organisations and the historic Church of St Bartholomew, dating principally from the 13th century. The surrounding area is renowned for its beautiful countryside, rolling landscapes and attractive period cottages.
The local countryside provides exceptional opportunities for walking and cycling, with routes leading through Godmersham Park and towards King's Wood, or across the North Downs and into Denge Wood. There are numerous footpaths and bridleways close at hand, making the area particularly appealing to those who enjoy an active outdoor lifestyle. Perry Court Farm, situated on the A28 between Wye and Ashford, provides a popular farm shop and tearoom, selling a wide range of home-grown and locally sourced produce, together with a butchery, bakery and deli. The picturesque village of Wye lies within the Kent Downs Area of Outstanding Natural Beauty and offers an excellent range of everyday amenities, including a Co-op, artisan bakery, butcher, newsagent and chemist, together with a doctors' surgery, dentist, physiotherapist and several popular pubs. Wye is also home to Lady Joanna Thornhill's Primary School and the Wye Free School, while a number of highly regarded independent schools and the grammar schools of Ashford are also within easy reach.
Canterbury offers an extensive range of shopping, cultural and leisure facilities, together with an excellent choice of state and independent schools, three universities, two mainline railway stations and two hospitals. Regular rail services connect the city with London, while Ashford International provides high-speed services to London St Pancras in around 40 minutes, together with international rail connections to the Continent.









An enchanting 1930s detached residence set within almost a quarter of an acre of beautifully established grounds, Fossdene has been significantly enhanced by the current owner, who has made a series of thoughtful improvements to embrace the generous space and make the most of its far-reaching, uninterrupted views across rolling countryside. Offering over 1,700 sq.ft of versatile accommodation, the property provides two/three bedrooms, multiple reception spaces and a collection of useful outbuildings, making it a home with considerable flexibility.

The house is flourishing in period features, with original internal doors, quarry tiled floors, open fireplaces and beautifully retained stripped floorboards, while the exterior is equally appealing. The predominantly white weatherboarded façade is complemented by well-maintained timber-framed windows, creating an attractive contrast against the rich colours and changing landscape of the surrounding countryside. The original front door, with its attractive mottled glass and ornate ironmongery, sits within a restored and slightly extended glazed entrance lobby. This charming space works beautifully as a boot room but, with its southerly aspect and wonderful views, could equally be enjoyed as a breakfast room Once inside, the views remain a constant feature, with the principal rooms benefiting from large windows and dual aspects. The kitchen/breakfast room is a welcoming and uncomplicated space, fitted with solid wood cabinetry, granite worktops and an electric cooker, with a Jøtul wood-burning stove providing a cosy focal point during the colder months. The adjoining utility room/pantry adds further practicality, with a quarry tiled floor, butler sink and space for laundry appliances. The sitting room features another wood-burning stove and, depending on requirements, could alternatively be used as a third bedroom, allowing the first-floor loft room to become the principal reception space.

The central hallway leads through to the family bathroom and two double bedrooms, with the main bedroom enjoying French doors opening directly onto the garden. With the countryside stretching beyond, this is an especially beautiful place to wake up. The first-floor loft room is bathed in natural light from a combination of skylights and full-height windows, framing the far-reaching views and living roof garden. Currently used as a reception room, it could equally provide an additional bedroom, studio or home office. The room can also be accessed independently via external stairs.

OUTSIDE: Fossdene occupies approximately 0.24 acres of thoughtfully landscaped grounds which wrap around the house and have been designed to provide both beauty and productivity. Established shrubs and mature trees sit alongside vegetable beds, herb gardens and an abundance of edible planting, with an established apple tree. There is also a greenhouse, summer cabin and a separate art studio, which could equally be used as a guest cabin. A gated driveway provides ample parking and leads to the garage, which benefits from additional storage space to the rear.

























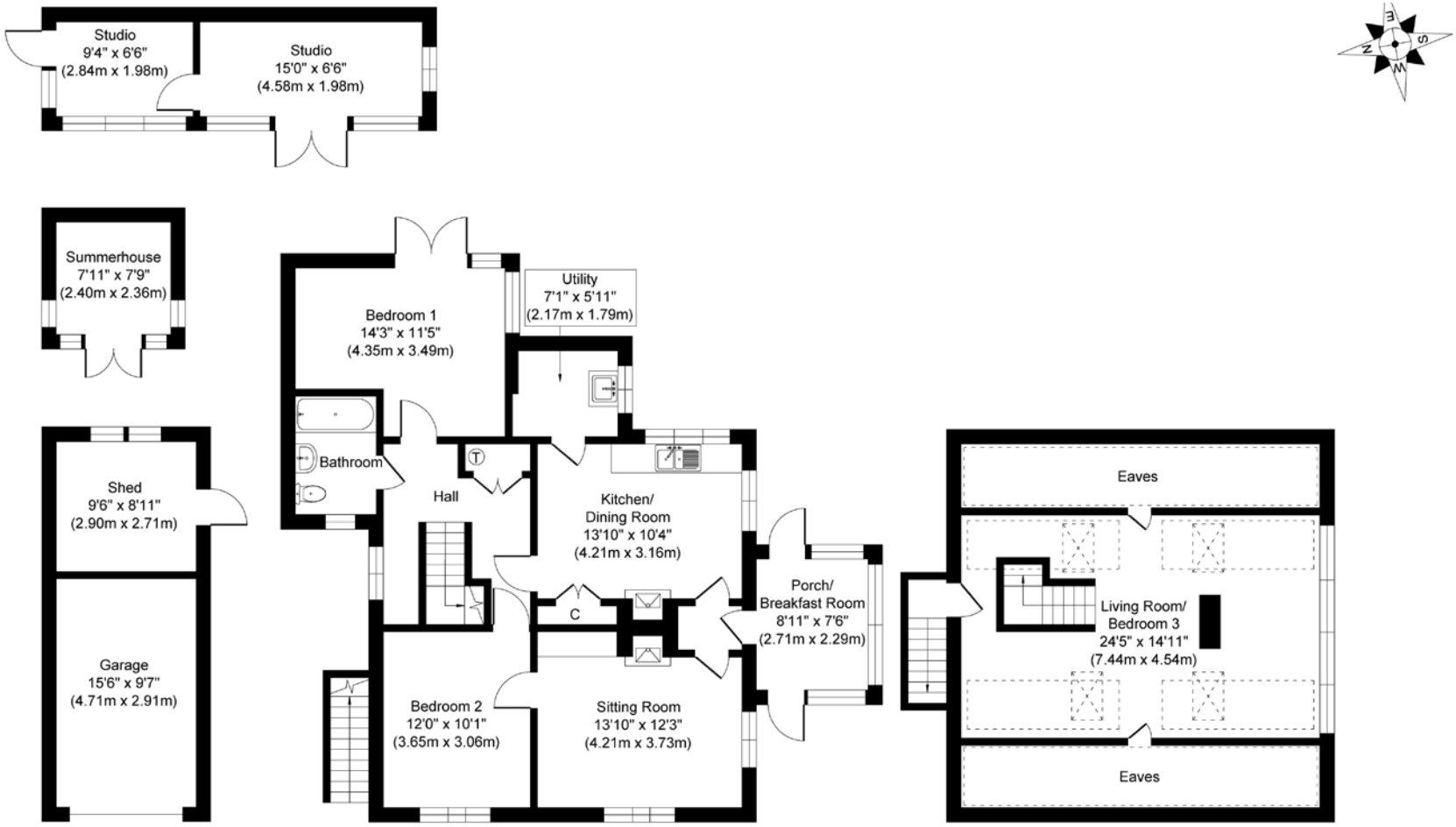












TOTAL FLOOR AREA: 1753 sq. ft (x 171 sq. m)

EPC RATING
E

COUNCIL TAX BAND
C

GENERAL INFORMATION
Electric fuel only
Mains drainage

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