



Old Walnut Tree Farmhouse
Chapel Lane | Blean | Canterbury | Kent | CT2 9HE

FINE & COUNTRY

OLD WALNUT TREE FARMHOUSE



Step inside

Old Walnut Tree Farmhouse

This fabulous unique barn style property was built by the current owners some 18 years ago, so it has never previously been on the market. Located on the edge of Blean village, it offers something for everyone. If you are looking for peace, tranquility and seclusion with wonderful rural views but do not want to be isolated, this lovely family home nestles in 2.99 acres of grounds, including a large paddock, at the end of a long drive overlooking orchards but remains within walking distance of all the village amenities.

The paddock has access to water and is ideal if the family enjoy horses or want to develop the 'good life' and have chickens, sheep or even alpacas. Should you want to work from home undisturbed by activities in the house, there is an excellent office/studio adjoining the detached pitched roof double garage. If education is a major priority the village includes a primary school rated Outstanding by Ofsted and nearby Canterbury includes excellent grammar schools, three first class private schools and three universities. While commuters can be in London within an hour as the fast train from Canterbury West station will whisk you to St Pancras in 54 minutes.

The property is approached via electric wrought iron gates that lead to a vast gravel driveway where you can park numerous vehicles. It leads to the double garage and is bordered by lawns, trees and shrub beds and provides access to the paddock. As you sweep through the gates you can enjoy your first glimpse of the appealing exterior of the property with its traditional weatherboarding, oak framed windows and doors and impressive glass sided atrium style entrance.

This has French doors that open into the entrance hall with three oak fronted cupboards and oak flooring with underfloor heating that flows throughout the property and doors to the simply stunning double height lounge/diner with a vaulted ceiling. This very large double aspect light and bright room includes Velux windows and two sets of five bi-fold doors to the rear decked terrace, a large dining area and a delightful seating area with a contemporary log burner adding to the warm and friendly appeal.

There is also an oak staircase with an oak and glass bannister leading to a galleried balcony overlooking the room and the guest suite that is so impressive that family and friends will never want to leave. It includes a vast trapezoid window with stunning views over the garden and the countryside beyond as well as a luxurious ensuite bathroom with a bath and separate shower.

Beyond the lounge area is a cloakroom and a very spacious study overlooking the front drive which provides easy access for business visitors, while double doors from the lounge area open into an excellent family room with five bi-fold doors to a paved patio and porcelain tiled flooring. It includes surround sound and home cinema facilities.

At the other end of the lounge/diner there is access to an inner hall with stairs up to the principal suite, an understairs cupboard and a door to a corridor leading to two double bedrooms with ensuite showers and views over the orchard. This area could also make an excellent 'annex' for adult children or elderly relatives as the larger dual aspect bedroom could always be used as a sitting room.

Also off the inner hall is the superb and well-equipped kitchen with attractive units and granite worktops housing a Miele five ring gas hob, two traditional ovens, a steam oven and a combi microwave. There are two fridges and two freezers, a wine fridge, dishwasher, pull out larders, bin stores and a charming bay window breakfast area with French doors to the rear terrace. There is also an adjacent utility room with storage and space for a washing machine/dryer, and a door to the outside.

The principal bedroom suite on the first floor includes a galleried landing with eaves storage, a dressing area with a plethora of fitted cupboards, a double bedroom with delightful views and a sumptuous bathroom with a spa bath, twin basins, a bidet and a double shower.

Outside the double garage with automatic doors and attached office/studio includes large, boarded storage attics and the whole building could be converted into separate accommodation, subject to planning permission. There is an outdoor toilet, a discreetly hidden bin store and two brick built dog kennels with runs as well as lovely raised flower and herb beds and a secondary seating area adjacent to the orchard. The vast decked terrace is ideal for barbecues and al fresco dining and provides the opportunity to sit and enjoy the views over the garden with its large lawns, impressive trees, shrubs and hedging.















Seller Insight

“ We absolutely adore our wonderful home but feel it is now time for us to downsize and pass the baton on to new owners. We love the location as it is very peaceful and quiet and, although two properties have right of access, we own the long drive that ends at our home so it is very secure and safe for children and animals. In addition Chapel Lane is a no through road and only leads to the Crab and Winkle Way that has now become an excellent cycle track between Canterbury and Whitstable. A footpath adjacent to the paddock also leads to the Crab and Winkle Way as well as to the main road while the ancient Blean Woods offers wonderful country walks with the dog.

Blean is a friendly village with a Morrisons convenience store, the excellent primary school and a village hall offering plenty of activities as well as a pub/restaurant and buses to Canterbury and Whitstable. We are also quite close to the University of Kent and only a short distance from two prominent private schools. It is only a few minutes' drive to the centre of Canterbury with its historical buildings, high street stores and individual shops as well as a plethora of bars and restaurants and the Marlowe theatre, first rate grammar and the famous Kings School as well as two stations including Canterbury West. Alternatively if you want to enjoy the seafront we can be in Whitstable with its shops, harbour and famous oysters in 10 minutes while the nearby Gulbenkian theatre and cinema on the Kent University campus provides additional entertainment facilities.*

* 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

By Road:
Canterbury West Station 2.8 miles
Canterbury East Station 4.0 miles
Dover Docks 23.6 miles
Channel Tunnel 20.9 miles
Gatwick Airport 65.3 miles
Charing Cross 63.1 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
Polo Farm Sports Club 01227 769159
Canterbury Golf Club 01227 453532
Broome Park Golf Club 0800 358 6991
Kingsmead Leisure Centre 01227 769818

Healthcare

Blean Surgery
Canterbury Health Centre
Northgate Medical Practice
Canterbury Medical Practice
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:
Blean Primary
Kent College Junior
St Edmunds Junior
Kings Junior

Secondary Schools:

Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds



Entertainment

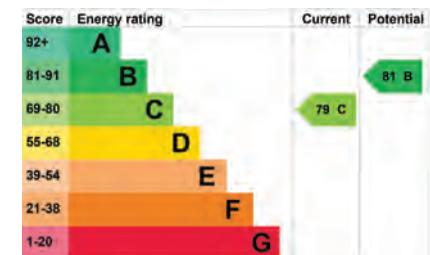
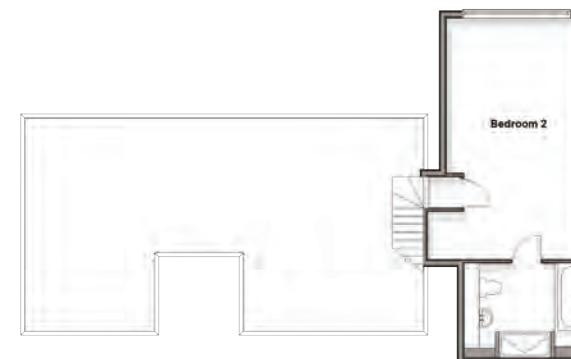
Marlowe Theatre, Canterbury 01227 787787
Gulbenkian Theatre and Cinema 01227 769075
The Hare 01227 208007
Pinocchios 01227 457538
Cafe des Amis 01227 464390
Abode Hotel 01227 766266

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Crab and Winkle Way
Whitstable Castle and harbour



First Floor
Approx. 91.0 sq. metres (979.4 sq. feet)





GROUND FLOOR

Entrance Hall	11'7 x 8'5 maximum (3.53m x 2.57m)
Lounge/Diner	35'9 x 19'3 (10.90m x 5.87m)
Family Room	16'3 x 15'10 (4.96m x 4.83m)
Toilet	14'4 x 11'7 (4.37m x 3.53m)
Study	19'3 x 14'4 (5.87m x 4.37m)
Kitchen	12'7 x 6'9 (3.84m x 2.06m)
Utility Room	14'1 x 11'2 (4.30m x 3.41m)
Bedroom 4	7'5 x 4'7 (2.26m x 1.40m)
En Suite Shower Room	14'10 x 12'7 (4.52m x 3.84m)
Bedroom 3	7'5 x 4'9 (2.26m x 1.45m)
En Suite Shower Room	
Outside Toilet	

FIRST FLOOR

Landing	21'8 x 12'4 (6.61m x 3.76m)
Bedroom 2	10'7 x 7'1 (3.23m x 2.16m)
En Suite Bathroom	15'11 x 13'4 (4.85m x 4.07m)
Principal Bedroom	16'0 x 9'8 (4.88m x 2.95m)
Bathroom	13'0 x 7'10 (3.97m x 2.39m)
Walk In Wardrobe	

OUTBUILDING

Room 1 - Office/Studio	18'2 x 12'11 (5.54m x 3.94m)
Double Garage	19'1 x 18'4 (5.82m x 5.59m)

OUTSIDE

Driveway
Bin Store
Rear Garden

Council Tax Band: G
Tenure: Freehold

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.12.2025





FINE & COUNTRY

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Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

