



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

FINE & COUNTRY



# OLD WALNUT TREE FARMHOUSE

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# Step inside

## Old Walnut Tree Farmhouse

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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

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*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.



























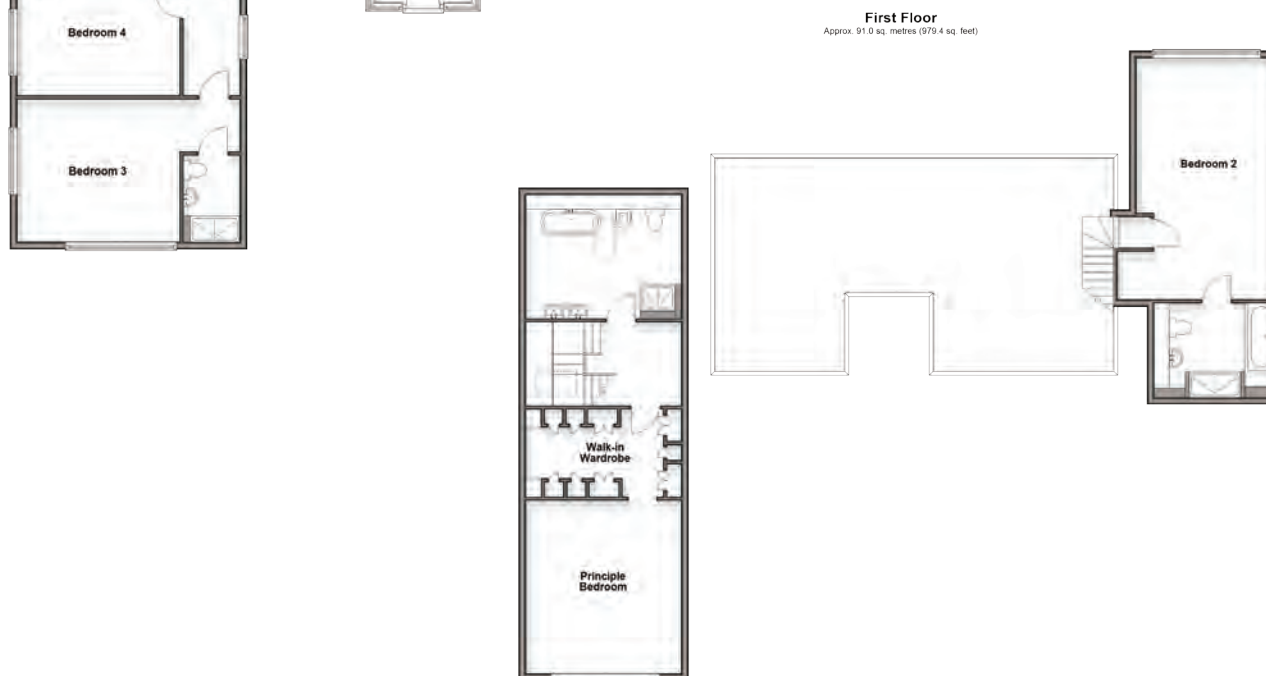
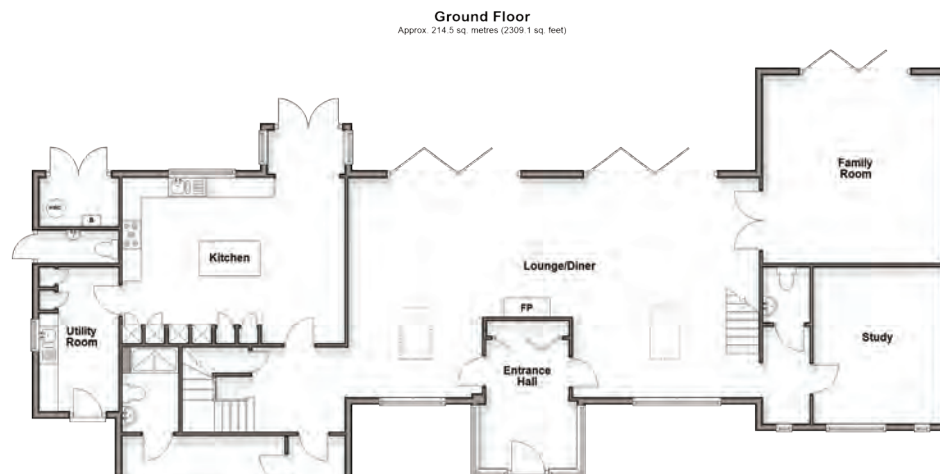


<b>Travel</b>	
By Road:	
Canterbury West Station	2.8 miles
Canterbury East Station	4.0 miles
Dover Docks	23.6 miles
Channel Tunnel	20.9 miles
Gatwick Airport	65.3 miles
Charing Cross	63.1 miles
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins
<b>Leisure Clubs &amp; Facilities</b>	
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

<b>Healthcare</b>	
Blean Surgery	01227 764211
Canterbury Health Centre	03000 426600
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100
<b>Education</b>	
Primary Schools:	
Blean Primary	01227 471254
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000
Secondary Schools:	
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475600

<b>Entertainment</b>	
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
<b>Local Attractions / Landmarks</b>	
Howletts Animal Park	
Wingham Wild Life Park	
The Beaney House	
Canterbury Cathedral	
Canterbury Heritage Museum	
Crab and Winkle Way	
Whitstable Castle and harbour	





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## 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	
Study	14'4 x 11'7 (4.37m x 3.53m)
Kitchen	19'3 x 14'4 (5.87m x 4.37m)
Utility Room	12'7 x 6'9 (3.84m x 2.06m)
Bedroom 4	14'1 x 11'2 (4.30m x 3.41m)
En Suite Shower Room	7'5 x 4'7 (2.26m x 1.40m)
Bedroom 3	14'10 x 12'7 (4.52m x 3.84m)
En Suite Shower Room	7'5 x 4'9 (2.26m x 1.45m)
Outside Toilet	

## FIRST FLOOR

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

## 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







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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