



Price

£1,250,000
Freehold

Waltham, Kent, CT4

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Canterbury	7.7 miles
Ashford International	10.5 miles
Dover Docks	21.4 miles

This beautiful period farmhouse combines historic character, expansive 4.6845 acre grounds and versatile accommodation, including an annexe, perfectly located on the village edge only minutes from Canterbury.

Grade II listed farmhouse with over 400 years of history
Grounds and adjacent meadow totalling 4.6845 acres
Period features inside and out plus award-winning gardens
Attached single-level annexe with two bedrooms
Multiple flint barn outbuildings, garage and gated driveway
Easy access to Canterbury for shops, school, high-speed train and road network





Walnut Tree Farm is a rare, secluded oasis - with self-contained annexe, extensive flint bams and 4.6845 acres of meadow and award-winning gardens on the edge of the ancient village of Waltham, high in the North Downs Area of Outstanding Natural Beauty. With its Kent peg tile roof, exposed timbers and characterful, surprisingly spacious rooms, the house carries its four centuries of history with quiet pride. Behind its ' Godcake' - triangular green - it reveals itself gradually with a sense of individuality and privacy.

The welcoming porch opens into an elegant dining room and a generous, dual-aspect living room with impressive inglenook fireplace. The rear hall leads to a charming snug/office, a door down to the cellar, and the kitchen/breakfast room; the heart of the home. Beyond this, a lobby leads to a modern accessible bathroom/utility and the conservatory-style linkway connecting seamlessly to the annexe.

Upstairs, a central landing opens into four double bedrooms - two en suite, one with

dressing area and another with back stairs to the kitchen, one of the delightful details giving the house its feeling of authenticity. The large single-level annexe, with vaulted lounge, kitchen/diner and two en suite bedrooms is ideal for guests, tenants or as a semi-independent residence.

Mature gardens feature two walled terraces, one adjoining the house with an original well, while the other, with vine-draped pergola, adjoins a topiary garden. The bams are currently used for storage but offer enormous potential. Screened by a yew hedge, the gated gravel driveway has a garage and extensive parking. The meadow, across a lane, until recently generating income from grazing horses, has stunning views and a sheltered dell.

Please refer to the footnote regarding the services and appliances.

What the owner says...

"What the owner says: 'Waltham, once called Temple Waltham after the medieval Knights Templar, is a warm, supportive community with twelfth century church, recreation ground and village hall surrounded by a network of scenic lanes, bridleways and footpaths. The area has riding stables, many other opportunities for outdoor pursuits, and traditional country pubs including the Timber Batts at the Compasses under a mile away. Nearby Wye, Canterbury and Ashford have a good range of schools, shops and other amenities, and transport links are excellent - with train stations at all three for fast access to London and the lively Kent coast towns, and fast road access to the Continent via the Port of Dover and the Eurotunnel at Folkestone.'"



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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