



EQUUS

Country & Equestrian



NELSON HOUSE



NELSON HOUSE, Waltham, Nr Canterbury, Kent CT4 5SE

WITH LAND EQUESTRIAN & COUNTRY - Handsome detached four-bedroom period residence with equestrian amenities, including 2.3 acres (*TBV) land presented as three post & rail paddocks. Located in the heart of a rural hamlet (AONB) the property is ideally sited for easy access to London (via HS1 from Ashford or Canterbury) whilst also offering superb facilities for home working.

Well-presented and maintained, the spacious (over 3,000 sq.ft) house has been sympathetically improved and now offers a pleasing combination of elegant family accommodation with all the benefits of modern living and the opportunity to keep horses at home. Key features include a large dining room leading to an impressive, contemporary kitchen and good-sized utility room; a double 35' sitting room with stripped floorboards, feature bay window and large inglenook fireplace; a reading room and generously proportioned home-office/bedroom. Upstairs provides three large double bedrooms with bespoke shutters; smaller bedroom; family bathroom; modern shower room and triple linen cupboard.

The property also features a full-width cellar which offers potential as an additional work / play space.

The stable yard comprises two large stables, bedding storage area, hay / feed shed & tack room. The 24' gym/ work studio could be restored to provide two further stables if required.

LOCATION & AREA AWARENESS

The property is situated in the heart of Waltham, a lovely village hamlet on the outskirts of Canterbury. The village has a local park, church and village hall, and is within easy access to several highly regarded primary schools. Waltham is well known for its countryside walks, woodland scenery, and extensive hacking for equestrian enthusiasts. Waltham has a direct bus route – including dedicated school buses - to Canterbury; the city is 10-15 minutes by car. The UNESCO WHC Cathedral City has a major shopping centre with a range of both independent and mainstream shops. Canterbury

has a wealth of cultural and leisure amenities including theatres, cinemas, bars and restaurants, as well as excellent (including grammar) schools and two universities. Waltham lies between the A2/M2 and M20 offering good road links to London, Dartford Crossing, the M25, Folkestone and Dover.

LAND & GROUNDS

The whole including house, gardens and pasture land is 2.3 acres (*TBV). The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

Agents Note: There is a public footpath which runs diagonally through one paddock.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold PROPERTY TYPE: Detached - dated 1793 CONSTRUCTION: Brick

NUMBER & TYPE OF ROOMS: 4 beds 4 recs. See attached floor plans.

PARKING: Multiple parking on the side drive for cars, trailers, horseboxes with turning area.

TITLE NUMBER/S: K524532/K462230

TAX BAND: F LOCAL AUTHORITY: Canterbury City Council

EPC RATING: E 47/75 C Certificate number 5337-2626-9200-0805-7296

SERVICES: Mains drainage. Mains electricity. Mains water. Oil fired central heating - new Grant boiler fitted in 2022 with 3 year warranty.





FLOOD RISK : Zone 1
INTERNET CONNECTIONS: High Speed Fibre broadband speed 900.
OUTBUILDINGS & STABLES : Mains electric, water and broadband in the studio (former stables).

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history / phone coverage for more helpful information about the property and surrounding local area before proceeding in a purchase. www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org | <https://checker.ofcom.org.uk/en-gb/mobile-coverage> | <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

DISCLAIMER

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.
2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.
3. Photos, Videos etc: The photographs, property videos and virtual

viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014

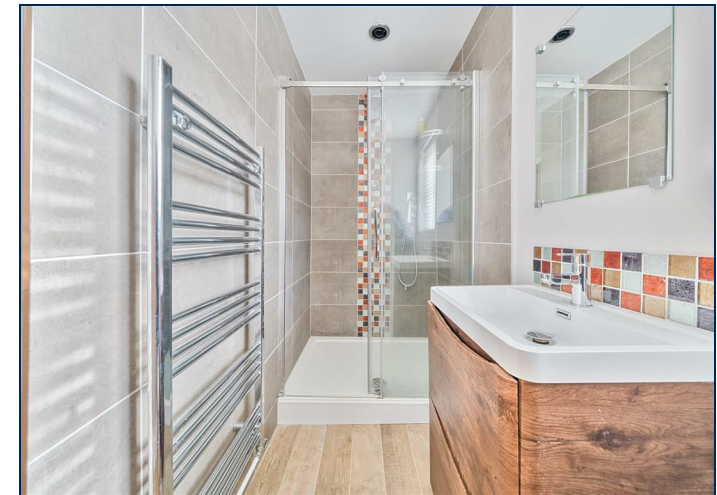
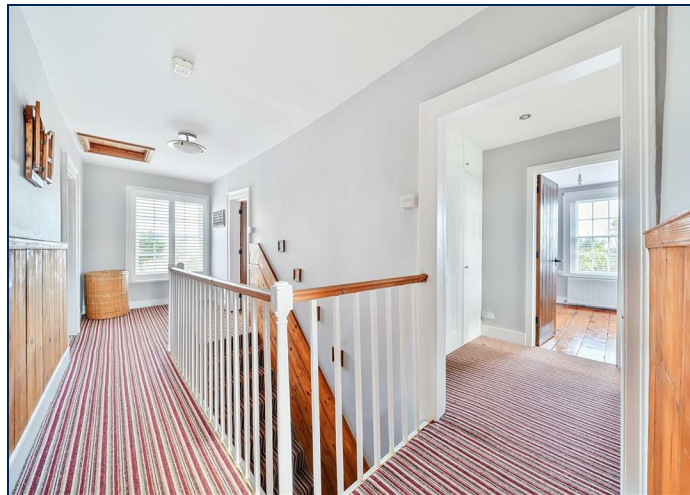
E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

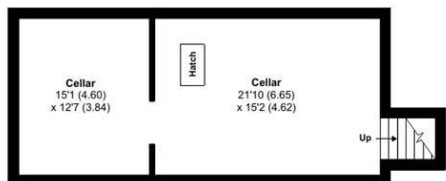
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

Guide price £1,100,000

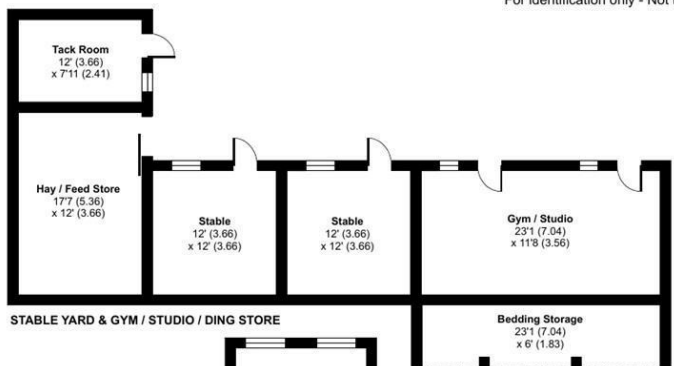




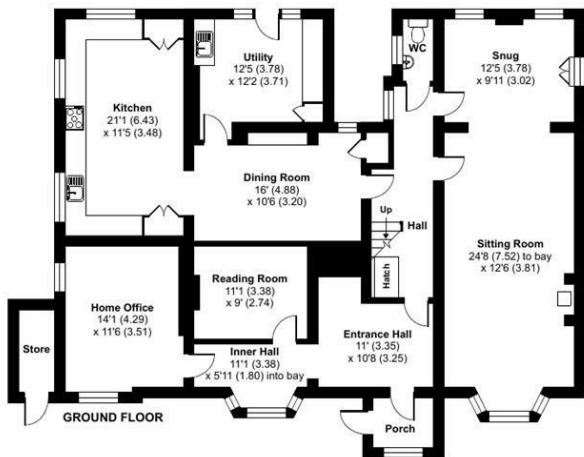
Main House = 3377 sq ft / 313.7 sq m (excludes store)
Stable Yard & Gym / Studio = 922 sq ft / 85.6 sq m (excludes bedding storage)
Total = 4299 sq ft / 399.3 sq m
For identification only - Not to scale



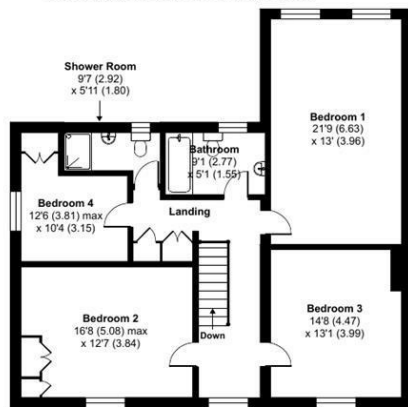
LOWER GROUND FLOOR



STABLE YARD & GYM / STUDIO / DING STORE



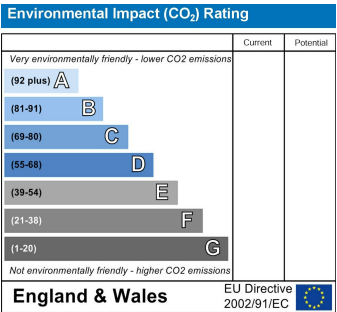
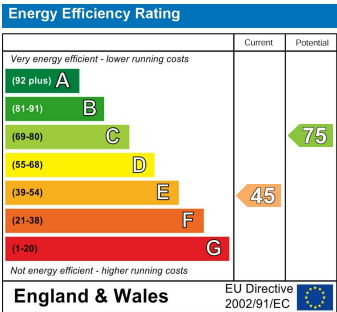
GROUND FLOOR



FIRST FLOOR

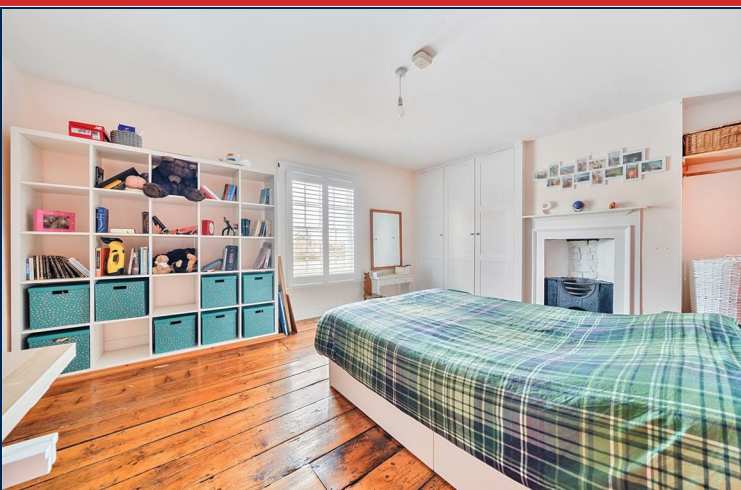


 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchem 2024.
Produced for Equus Property. REF: 1092082



PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



UKLAND and
FARMS.co.uk

