



Walnut Tree Farm  
Richdore Road | Waltham | Canterbury | Kent | CT4 5SL

 FINE & COUNTRY



# Step inside

## Walnut Tree Farm

Grade II listed Walnut Tree Farm is a rare oasis of peaceful seclusion on the edge of the ancient village of Waltham high in the North Downs Area of Outstanding Natural Beauty - with self-contained annexe, extensive flint barns and 4.6845 acres of meadow and award-winning gardens.

More than four centuries old, the house carries its heritage and history with quiet pride - with its Kent peg tile roof, exposed timbers and characterful, surprisingly spacious rooms. Approached along a lane from the village and sheltered by the mature trees of its own triangular green 'Godcake', it reveals itself gradually with an appealing sense of individuality and privacy.

The front door opens into a welcoming porch leading on one side into an elegant dining room, and on the other into a generous, dual-aspect living room with impressive focal-point inglenook fireplace. A hall leads to a charming snug or office space, a door with steps down to the cool cellar, and to a country-style kitchen/breakfast room - the heart of the home. Beyond this, a lobby leads to a modern, fully-accessible bathroom/utility, and then to a conservatory-style glass-roof 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 direct to the kitchen - one of the delightful details, preserved across centuries, which give the house a feeling of age and authenticity which is increasingly hard to find.

The large single-level annexe, once a barn, with vaulted lounge, kitchen/diner and two en suite double bedrooms is ideal for guests, tenants or for semi-independent living. With its own access to the gardens and the opportunity to connect through the glass-roof linkway, it offers flexibility without compromising privacy.

The mature gardens feature two south-west-facing walled terraces for outdoor living. One adjoins the house and has an original deep well, while the other, with vine-draped pergola, adjoins a topiary garden. The flint outbuildings and barns are currently used for storage but offer enormous potential for further uses or future development. Behind immaculate yew hedging is the gated gravel driveway with a garage and plenty of parking. The meadow - across a lane, until recently generating income from grazing horses, has stunning views and a sheltered lower-level dell.









# Seller Insight

“Waltham - once called Temple Waltham after the medieval Knights Templar - is a warm, supportive community with twelfth century church, recreation ground and busy village hall surrounded by a celebrated network of scenic lanes, bridleways and footpaths. The area has riding-stables, many other opportunities for outdoor pursuits, and farm shops and traditional country pubs dotted throughout the neighbouring hamlets - including the Timber Batts at the Compasses under a mile away.

Nearby Wye, Canterbury and Ashford have a good range of schools, shops, cultural attractions, restaurants and other amenities. Transport links are excellent - with train stations at all three for fast access to the lively Kent coast towns and London, and fast road access to the Continent via the Port of Dover and the Eurotunnel at Folkestone.

With its combination of quiet country living and proximity to towns, coast and Continent, and with its opportunities for further development within a historic setting, Walnut Tree Farm offers the best of all worlds.”\*

\* 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:                      |            |
| Wye Station                   | 5.1 miles  |
| Canterbury                    | 7.7 miles  |
| Ashford International Station | 10.5 miles |
| Eurotunnel Folkestone         | 12.0 miles |
| Port of Dover                 | 21.4 miles |
| Gatwick Airport               | 68.5 miles |

|                                |            |
|--------------------------------|------------|
| By Train from Canterbury West: |            |
| St Pancras                     | 54 mins    |
| Charing Cross                  | 1hr 32mins |
| Victoria                       | 1hr 20mins |

|                                      |             |
|--------------------------------------|-------------|
| By Train from Ashford International: |             |
| St Pancras International             | 38 mins     |
| London Bridge                        | 1hr 12 mins |
| Charing Cross                        | 1hr 16mins  |
| Cannon Street                        | 1hr 21mins  |

#### Leisure Clubs & Facilities

|                            |              |
|----------------------------|--------------|
| St Lawrence Cricket Ground | 01227 473612 |
| Polo Farm Sports Club      | 01227 769159 |
| Canterbury Golf Club       | 01227 453532 |
| Roundwood Hall Golf Club   | 01303 862260 |
| Kingsmead Leisure Centre   | 01227 769818 |

#### Healthcare

|                              |              |
|------------------------------|--------------|
| Wye Surgery                  | 01233 884585 |
| Chartham Surgery             | 01227 738224 |
| Old School Surgery           | 01227 738282 |
| Kent and Canterbury Hospital | 01227 766877 |
| Chaucer Hospital             | 01227 825100 |
| William Harvey Hospital      | 01233 633331 |

#### Education

|                        |              |
|------------------------|--------------|
| Primary Schools:       |              |
| Petham Primary         | 01227 700260 |
| St Stephen's Junior    | 01227 464119 |
| The Canterbury Primary | 01227 462883 |
| Kent College Junior    | 01227 762436 |
| St Edmund's Junior     | 01227 475600 |
| Junior King's          | 01227 714000 |

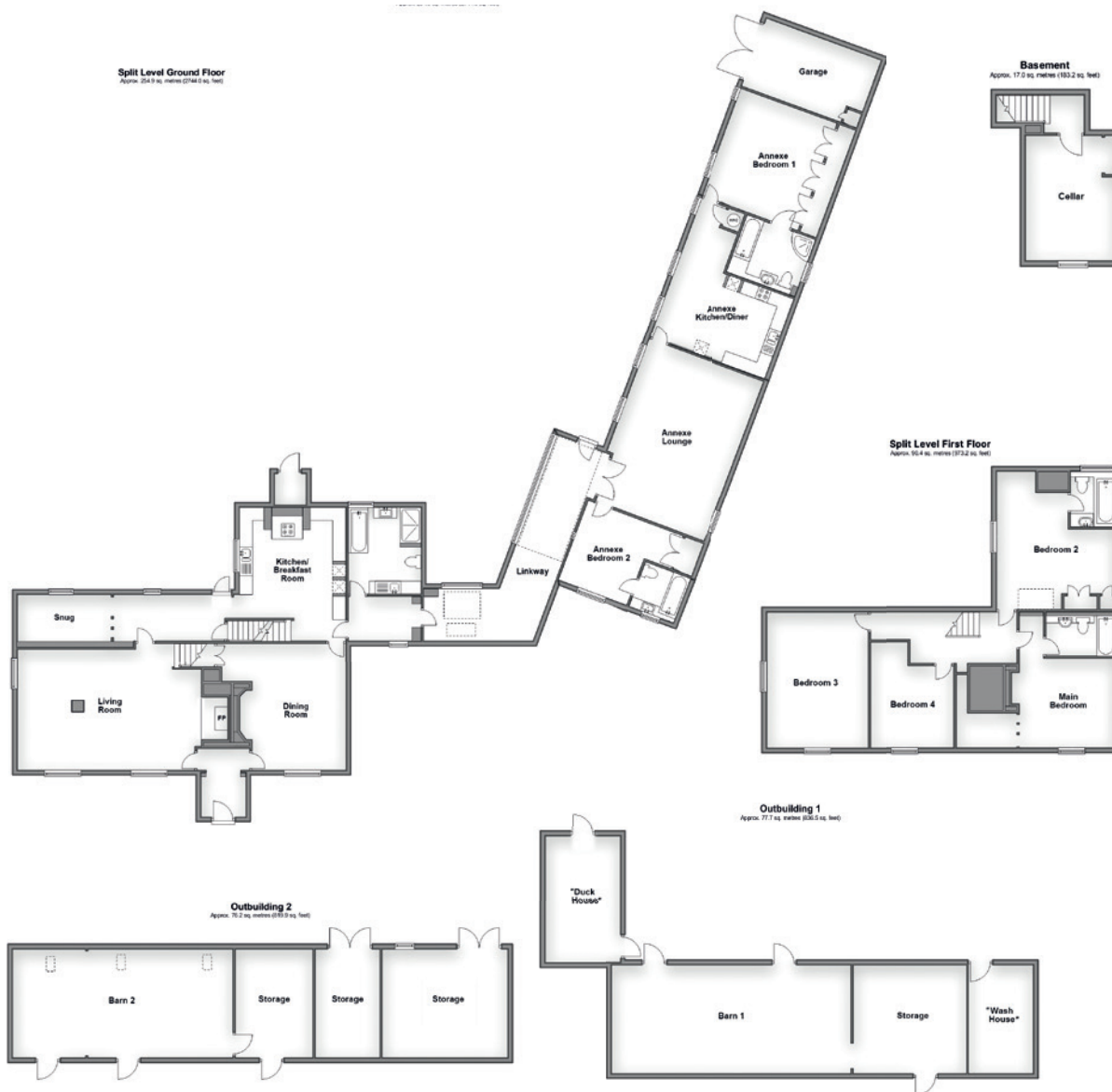
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|-----------------------------|--------------|
| Secondary Schools:          |              |
| Simon Langton Girls Grammar | 01227 463711 |
| Simon Langton Boys Grammar  | 01227 463567 |
| Barton Grammar              | 01227 464600 |
| King's School, Canterbury   | 01227 595501 |
| Kent College                | 01227 763231 |
| St Edmund's                 | 01227 475000 |
| Wye School                  | 01233 811110 |

#### Entertainment

|                               |              |
|-------------------------------|--------------|
| Timber Batts at The Compasses | 01227 531898 |
| The Granville                 | 01227 700402 |
| Marlowe Theatre               | 01227 787787 |
| Gulbenkian Theatre and Cinema | 01227 769075 |
| Cafe des Amis                 | 01227 464390 |
| Eureka Entertainment Park     | 01233 665266 |

#### Local Attractions / Landmarks

|                            |              |
|----------------------------|--------------|
| Howletts Animal Park       | 01227 721286 |
| Wingham Wildlife Park      | 01227 720836 |
| The Canterbury Tales       | 01227 953599 |
| Canterbury Cathedral       | 01227 762862 |
| Canterbury Heritage Museum | 01227 464390 |



## BASEMENT

Cellar 14'0 x 10'8 (4.27m x 3.25m)

## SPLIT LEVEL GROUND FLOOR

Porch  
Dining Room 15'9 x 15'1 (4.80m x 4.60m)  
Living Room 26'2 x 15'9 (7.98m x 4.80m)  
Hall 9'3 x 5'4 (2.82m x 1.63m)  
Snug 11'11 x 5'11 (3.63m x 1.80m)  
Kitchen/Breakfast Room 17'5 x 13'2 (5.31m x 4.02m)  
Lobby  
Bathroom/Utility 10'10 x 9'5 (3.30m x 2.87m)  
Linkway

## ANNEXE

Annexe Lounge 21'11 x 15'9 (6.68m x 4.80m)  
Annexe Kitchen/Diner 18'10 x 15'10 (5.74m x 4.83m)  
Annexe Bedroom 1 16'6 x 13'6 (5.03m x 4.12m)  
En Suite  
Annexe Bedroom 2 13'5 x 10'10 (4.09m x 3.30m)  
En Suite

## SPLIT LEVEL FIRST FLOOR

Landing  
Main Bedroom 11'11 x 10'11 (3.63m x 3.33m)  
Dressing Area 8'10 x 7'6 (2.69m x 2.29m)  
En Suite 8'8 x 5'2 (2.64m x 1.58m)  
Bedroom 2 14'8 x 14'6 (4.47m x 4.42m)  
En Suite 6'11 x 5'6 (2.11m x 1.68m)  
Bedroom 3 17'0 x 12'4 (5.19m x 3.76m)  
Bedroom 4 13'0 x 10'3 (3.97m x 3.13m)

## OUTBUILDING 1

Barn 1 29'8 x 12'11 (9.05m x 3.94m)  
Storage 13'9 x 12'11 (4.19m x 3.94m)  
"Wash House" 12'11 x 7'11 (3.94m x 2.41m)  
"Duck House" 15'11 x 9'8 (4.85m x 2.95m)

## OUTBUILDING 2

Storage 16'1 x 13'8 (4.91m x 4.17m)  
Storage 13'8 x 8'4 (4.17m x 2.54m)  
Storage 13'8 x 9'5 (4.17m x 2.87m)  
Barn 2 27'6 x 13'8 (8.39m x 4.17m)

## OUTSIDE

Front Garden  
Rear Garden  
Rear Driveway  
Garage 17'1 x 10'2 (5.21m x 3.10m)  
Meadow  
Triangular Green

EPC Exempt  
Council Tax Band: G; Annexe B  
Tenure: Freehold

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