



Orchid Barn
Church Lane | Waltham | Canterbury | Kent | CT4 5QH

FINE & COUNTRY





Step inside

Orchid Barn

If you are looking for the peace and tranquility of country life but with a contemporary twist, this beautiful barn conversion on the outskirts of Waltham Village, could tick all the right boxes. Set within the Kentish Downs in some of the most spectacular countryside in Southern England, the barn is only 2 minutes walk from Yocketts bank nature reserve, home to many species of rare animals, birds and orchids. It is one of four attractive barns in a small enclave built around a central courtyard. These properties were originally converted from the barns and outbuildings of Yocketts Farm in 2009 and the barn itself dates back to 1825 providing a wealth of period features.

Now with its traditional black clapboard exterior complemented by modern floor to ceiling windows Orchid Barn has great appeal from the moment you sweep up the drive. Once inside this only increases as you walk through the attractive entrance hall into the awe-inspiring and spacious open plan living accommodation with its exposed wall beams as well as a vast beamed and vaulted double storey ceiling. This light and bright area includes exterior glazed doors and high windows on either side as well as a modern wood burning stove you can cosy up to on a cold winter evening. There is plenty of room for a sizeable table and chairs, while the contemporary kitchen area also includes a large window as well as a granite topped island and a range of attractive cream units housing an integral dishwasher; fridge/freezer; double Neff oven and a gas hob.

On this floor you will also find a double bedroom and an adjacent shower room, ideal if a guest or family member needs accommodation on one floor. Up on the first floor the main bedroom has delightful views over the paddock and countryside as well as ensuite shower room. A further double bedroom and a single bedroom/study all have vaulted and beamed ceilings and there is a modern family bathroom with exposed wall beams.

Outside there is a paved patio and a decked terrace for al fresco dining as well as a recently built permanent gazebo which is an excellent entertaining area or where you can simply sit in comfort and admire the views. The paddock could be an ideal play area or provide space for small livestock if you wanted to develop "the good life" as the current owners have done with their chickens and goats! There is plenty of room for off road parking with space in the courtyard as well as a gravel drive leading to the attached double garage, with a mezzanine for extra storage plus additional parking in front of the paddock.



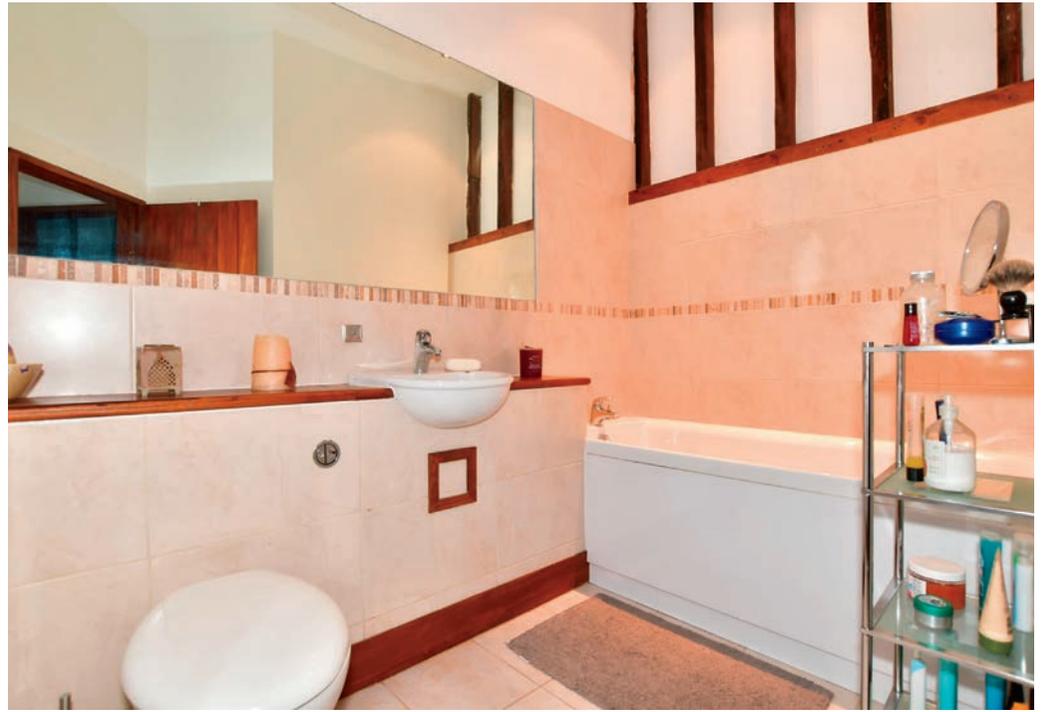
Seller Insight

“ We have thoroughly enjoyed living in this beautiful home but now feel it is time to start a new chapter in our lives. We love the peace and serenity and the wonderful places to walk with the dog. We can cycle to 'The Compasses' at Crundale which is a beautiful pub with large garden, excellent food and selection of ales, or several other pubs in the vicinity. The house is only 15 minutes drive from the historic city of Canterbury with its UNESCO world heritage site historic buildings, high street stores and individual shops, theatres, universities, bars and restaurants as well as two mainline stations and the high speed rail that will whisk you to London in under an hour. There is also an excellent choice of Outstanding junior, grammar and private schools while the nearby village of Petham has a good primary school.

Sporting enthusiasts can play golf at the Roundwood Hall Golf Club along Stone Street or the Canterbury Golf club while other activities are available at the Polo Farm Sports club on the outskirts of the city. If you like horses, there is also the Busted Manor riding centre and excellent rides in the 440 acres of Lyminge forest. For those who enjoy the sound of leather on willow, St Lawrence cricket ground, home of Kent County Cricket, which is just a 10 minute drive away.”*



*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 Information

By Road

Canterbury	6.3 miles
Ashford International	10.7 miles
Dover Docks	22.7 miles
Channel Tunnel	12.0 miles
Gatwick Airport	68.5 miles
Charing Cross	67.9 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

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

Chartham Surgery	01227 738224
Old School Surgery	01227 738282
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:

Petham Primary	01227 700260
St Stephens Junior	01227 464119
The Canterbury Primary	01227 462883
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 475000

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Pinocchios	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Granville	01227 700402

Local Attractions/Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

Ground Floor
Approx. 124.5 sq. metres (1339.7 sq. feet)



GROUND FLOOR

Entrance Hall
Living Area 27'2 x 17'4 (8.29m x 5.29m)
Dining Area/Kitchen 20'11 x 11'5 (6.38m x 3.48m)
Bedroom 2 11'8 x 10'0 (3.56m x 3.05m)
Shower Room 6'11 x 5'9 (2.11m x 1.75m)

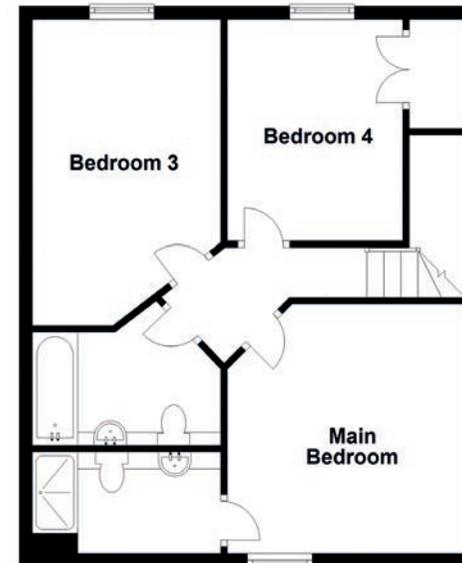
FIRST FLOOR

Landing
Main Bedroom 13'2 x 12'0 (4.02m x 3.66m)
En-suite Shower Room 6'2 x 4'11 (1.88m x 1.50m)
Bathroom 9'5 x 5'8 (2.87m x 1.73m)
Bedroom 3 15'0 x 9'3 (4.58m x 2.82m)
Bedroom 4 9'10 x 8'7 (3.00m x 2.62m)

OUTSIDE

Double Garage
Driveway
Patio Garden
Paddock

First Floor
Approx. 54.6 sq. metres (587.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 C
39-54	E		
21-38	F		
1-20	G		



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. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 01.02.2022





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