



Cobwebs  
Kake Street | Waltham | Canterbury | Kent | CT4 5SB







# Step inside

## Cobwebs

Located in the rural hamlet of Waltham about six miles from Canterbury is this charming 16th century Grade II Listed farm house, set amid delightful mature gardens. As well as being a gorgeous family home the property boasts extremely versatile accommodation. If you have inter-generational requirements or perhaps run your business from home, it could be ideal as has both double storey ancillary accommodation and a well-equipped detached office.

Set well back from the road the house has instant kerb appeal from the moment you walk through the wrought iron gate and up the brick edged pathway to the period front door. With its immaculate white exterior, casement windows and chimney stacks it oozes historical character even before you cross the threshold and, once inside, wonderful features from a bygone era can be found everywhere you look. These include exposed ceiling and wall beams, fascinating fireplaces, terracotta tiled flooring in the hall and many of the downstairs rooms as well as period doors with wrought iron door furniture.

At the same time the property is very bright with numerous windows providing plenty of natural light. There is a cosy, dual aspect sitting room with a vast inglenook fireplace incorporating a brick patterned inset fire surround and a log burner as well as a charming bay window. It leads to a delightful inner vestibule and the contemporary, well-proportioned kitchen/breakfast area. This has solid wood grey and soft pink painted units, a tiled recess with space for a range style cooker and plenty of room for a central table and chairs. A door leads to a rear lobby with a cupboard hiding the fridge freezer, a large larder cupboard and a cloakroom. The kitchen/breakfast area has a wide archway leading to the stunning dining/family area that has a veritable wall of windows and French doors to the beautifully maintained rear garden. It is ideal for entertaining on more formal occasions and for family celebrations. The large triple aspect, light and bright drawing room is delightful with the unique fireplace as a fascinating focal point with its half domed brick surround and log burner. It has an internal door to the ancillary accommodation that includes a well fitted kitchen/breakfast room with space for a range style cooker, contemporary grey units, a breakfast bar and an enclosed cupboard housing washing machine and tumble dryer. There is also a ground floor bathroom, a door to the garden and stairs to the first floor. Here you will find a dual aspect sitting and study area with large fitted cupboards, hand built shutters on the windows and door to the double bedroom with lovely views across the field.

Up the main staircase on the first floor is a family shower room with double width cubicle, a walk in dressing/laundry room and three double bedrooms with delightful views over the garden. These include the dual aspect impressive main bedroom with a wall of beautifully fitted wardrobes and an en-suite that has a bath and separate shower plus separate access from the landing.

At the front of the property there are two driveways, the main one providing parking for multiple vehicles as well as large lawns flanking the central path with well stocked cottage style mixed herbaceous borders, providing a spectacular show right through the spring and summer. There is also a separate building that is currently in use as an office with lighting, electrics and built-in shelving plus an internal door to the garage and storage area. Another outbuilding has fascinating arched double glazed windows and could make an excellent potting shed, log store or 'man cave'. The southwest facing rear garden gets the sunshine for most of the day. It features the original well, a gravelled area that could be a base for a summerhouse, large lawns as well as a charming circular gravel patio for outdoor entertaining that is accessed via a gravel pathway from the dining/family area. The gravel path continues to the other side of the property to another circular gravel patio that can be directly accessed from the ancillary accommodation kitchen so could always be a separate/private garden area.





# Seller Insight

“We moved here about five years ago because we loved the house and the surroundings. At the time other family members were living with us but that is no longer the case, so we feel it is time to downsize. Although we are in the country there is a bus service that goes through Waltham and there are wonderful places to go for walks. We are not far from the Compasses pub in Crundale, while near Petham there is the Chequers or the excellent Granville pub and restaurant as well as the useful farm shop in Lower Hardres. A good primary school is available in Petham.

We are not far from Canterbury with its historic buildings, high street stores and individual shops, theatres, excellent state and private schools, universities, bars and restaurants as well as the mainline stations and high speed rail to London that can whisk you to London in under an hour. Alternatively, you can drive to Ashford International where the high speed train time to St Pancras is 36 minutes. It is also easy to get to the Channel Tunnel and Dover docks for trips to the Continent.”\*

\* 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 East Station | 6.7 miles  |
| Canterbury West Station | 8.2 miles  |
| Ashford International   | 10.7 miles |
| Dover Docks             | 22.7 miles |
| Channel Tunnel          | 11.6 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    |
| Ashford International – St Pancras | 36 mins    |

#### By Train from Canterbury East

|               |           |
|---------------|-----------|
| Charing Cross | 1h 55mins |
| Victoria      | 1h 33mins |
| Dover Priory  | 20 mins   |

#### Leisure Clubs & Facilities

|                          |              |
|--------------------------|--------------|
| Polo Farm Sports Club    | 01227 769159 |
| Canterbury Golf Club     | 01227 453532 |
| Roundwood Hall Golf Club | 01303 862260 |
| Kingsmead Leisure Centre | 01227 769818 |

#### Healthcare

|                              |              |
|------------------------------|--------------|
| Canterbury Health Centre     | 03000 426600 |
| Dr G Robinson                | 01227 462197 |
| Canterbury Medical Practice  | 01227 463128 |
| Kent and Canterbury Hospital | 01227 766877 |
| Chaucer Hospital             | 01227 825100 |

#### Education

|                              |              |
|------------------------------|--------------|
| Primary Schools:             |              |
| Petham Primary               | 01227 700260 |
| Pilgrim's Way Primary        | 01227 760084 |
| St Thomas's Catholic Primary | 01227 462539 |
| Kent College Junior          | 01227 762436 |
| St Edmunds Junior            | 01227 475600 |

#### 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 475000 |
| St Edmunds                  | 01227 763231 |

#### Entertainment

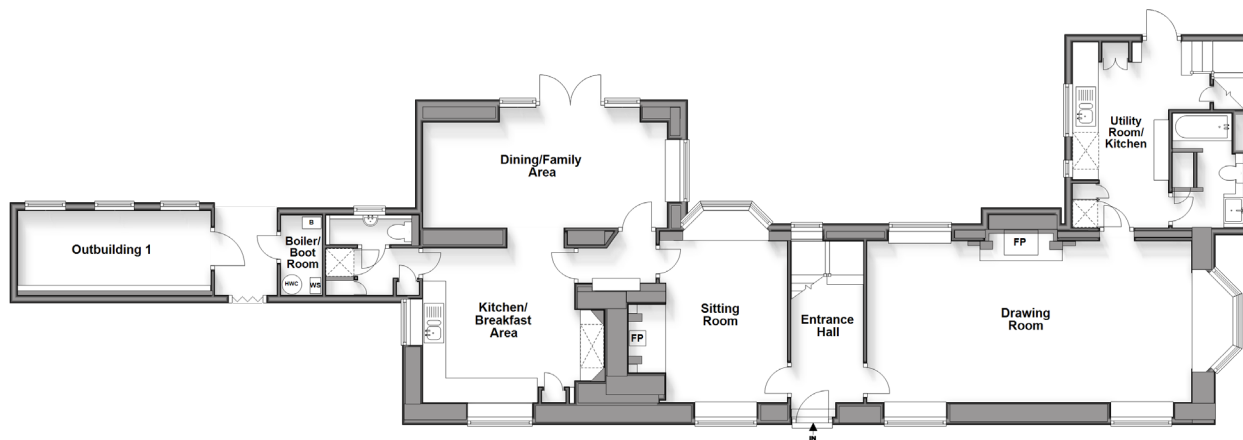
|                             |               |
|-----------------------------|---------------|
| Marlowe Theatre, Canterbury | 01227 787787  |
| Gulbenkian Theatre          | 01227 769075  |
| Odeon Cinema                | 0333 014 4501 |
| Curzon Cinema               | 0333 321 0104 |
| Abode Hotel                 | 01227 766266  |
| Chequers Inn                | 01227 700734  |
| The Granville               | 01227 700402  |
| The Corner House            | 01227 780793  |
| Pinoccchios                 | 01227 457538  |

#### Local Attractions/Landmarks

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

# Ground Floor & Outbuilding 1

Approx. 147.4 sq. metres (1586.3 sq. feet)



## GROUND FLOOR

|                        |                              |
|------------------------|------------------------------|
| Entrance Hall          |                              |
| Drawing Room           | 27'0 x 13'5 (8.24m x 4.09m)  |
| Sitting Room           | 13'5 x 10'8 (4.09m x 3.25m)  |
| Dining/Family Area     | 20'4 x 8'9 (6.20m x 2.67m)   |
| Kitchen/Breakfast Area | 12'10 x 12'7 (3.91m x 3.84m) |
| Cloakroom              |                              |
| Rear Lobby             |                              |
| Boiler/Boot Room       |                              |
| Utility Room/Kitchen   | 15'5 x 8'0 (4.70m x 2.44m)   |
| Bathroom               |                              |

## FIRST FLOOR

|                           |                             |
|---------------------------|-----------------------------|
| Landing                   |                             |
| Main Bedroom              | 12'9 x 10'5 (3.89m x 3.18m) |
| En-Suite Bath/Shower Room |                             |
| Shower Room               |                             |
| Dressing Room             |                             |
| Bedroom 2                 | 10'10 x 9'6 (3.30m x 2.90m) |
| Bedroom 3                 | 12'9 x 7'11 (3.89m x 2.41m) |
| Study                     | 10'7 x 9'10 (3.23m x 3.00m) |
| Bedroom 4                 | 11'8 x 9'2 (3.56m x 2.80m)  |

## OUTSIDE

Front Garden  
Driveway  
Rear Garden

## OUTBUILDING 1

|             |                            |
|-------------|----------------------------|
| Outbuilding | 16'1 x 7'1 (4.91m x 2.16m) |
|-------------|----------------------------|

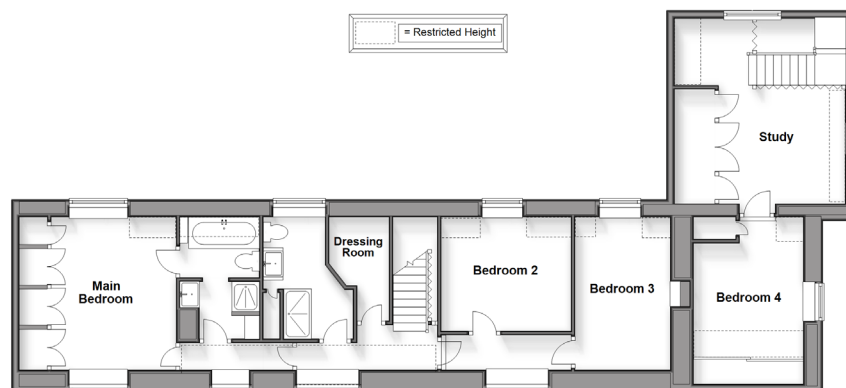
## OUTBUILDING 2

|         |                             |
|---------|-----------------------------|
| Garage  | 16'8 x 7'10 (5.08m x 2.39m) |
| Office  | 12'6 x 8'5 (3.81m x 2.57m)  |
| Storage | 8'5 x 3'10 (2.57m x 1.17m)  |

# First Floor

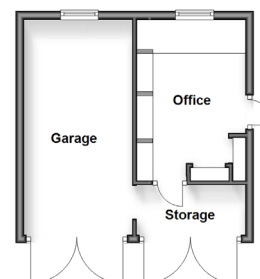
Approx. 103.7 sq. metres (1118.0 sq. feet)

Restricted Height



# Outbuilding 2

Approx. 25.7 sq. metres (276.1 sq. feet)



£ 1,000,000

EPC Exempt  
Council Tax Band: G  
Tenure: Freehold





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