



Nelson House  
Church Lane | Waltham | Canterbury | CT4 5SE

FINE & COUNTRY







# Step inside

## Nelson House

Originally built in 1793 as the local pub, this characterful property has been beautifully extended and restyled by the owners to become a delightful family home. It is located in the charming village of Waltham in a Conservation Area and the 2.3 acre plot includes three paddocks, a stable block with separate, large office facilities and offers stunning views across the surrounding countryside.

The house includes a number of period features that add to its charm including original solid wood flooring, fireplaces and multi-pane sash windows. The porch opens into the entrance hall that has a cloakroom and old solid wood flooring that flows through much of the property. There is a lobby area with a charming bay window that leads to a library with a brick fireplace and a large office that has numerous sockets for office equipment and fast WiFi access and where you can easily fit two desks. Alternatively, these two rooms could become a separate annexe area for a teenager or an elderly relative.

There is a spacious living area with a bay window overlooking the fields opposite, an inglenook style fireplace with a sizeable log burner and impressive sanded wood flooring and which opens into a secondary sitting area. Friends and family will enjoy eating in the large dining area with its stone tiled flooring that leads through to the spacious and contemporary kitchen in the extension. It includes numerous shaker style storage units with a calor gas hob, two built-in ovens and a microwave as well as a free-standing dishwasher and fridge freezer. A very generous adjacent utility room includes fitted units with laundry facilities and a door to the rear terrace.

Upstairs there is a galleried landing that leads to the family bathroom, a shower room and four bedrooms with bespoke window shutters. There is a large single with a fitted cupboard and far-reaching rural views, two doubles including one with half-height panelled walls and a fireplace as well as the commanding first bedroom that also has half-height panelled walls and delightful views. There is floor access and steps to the large cellar from under the stairs in the hall and this could make an excellent play/games room, but currently provides two storage areas.

Outside a five-bar gate leads to a gravelled parking area for vehicles as well as to the stable block. This includes two roomy stables with rubber matting and front and back ventilation, a spacious hay/feed shed, bale/bedding store and separate tack room. The other two stables have been converted into an extensive office but these could be two large offices or converted back into additional stables if required. The offices include an inner security door, a raised floor and insulated walls and roof and represents an ideal environment for anyone working remotely who doesn't want to be disturbed by activities in the home. The three good sized paddocks have post and rail fencing and easy access to water. There is a large mobile field shelter in one paddock.

The garden is divided up into various zones but could be considered a blank canvas for anyone who wants to create something really special. As well as the terrace where you can enjoy a barbecue and outdoor entertaining there is a 'wildflower' garden with a central tree, surrounded by hedging and shrubs. Although not currently in use there is a side door access from the house to this garden. You will also find a storage shed and an expansive lawn surrounded by further hedging which features an arch to an additional lawn area. The Grant Vortex boiler is sited outside and was only installed a year ago so still has four years to run on its warranty.



















# Seller Insight

“ This has been our home for the past 25 years and it has been a wonderful place to bring up our family, providing ideal facilities for our horses, ponies and dogs. However, we feel it is now time for us to move on to pursue the next chapter in our lives. We loved the old pub at first sight and have enjoyed creating a special home in such a friendly village. We are adjacent to the park/playground where the children could play safely within earshot. The village hall which is opposite the house offers a variety of regular activities. There are much-loved primary schools in nearby Petham and Bodsham.

There is also a regular bus service into Canterbury, with the bus stop sited virtually outside the front door which transports the children to secondary school. We never tire of exploring the wonderful local countryside and taking the dogs on a multitude of different walks available. There is plenty of off-road riding both in the local woods and also via the many bridle paths.

We are not far from Canterbury with its historic buildings, high street stores and individual shops, theatres, excellent grammar and private schools, universities, bars and restaurants. Canterbury also offers a high-speed rail service to London that can whisk you to the capital in under an hour. Alternatively, you can drive to Ashford International where the high speed train time to St Pancras International is 36 minutes. However, I used to drive to the train station in Wye which is closer and has free parking, get the train from there to Ashford and jump on the high speed train that way. We are also conveniently located 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
Wye Train Station	5.9 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
Bodsham Primary	01233 750374
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

**Secondary Schools:**

Simon Langton Girls' School	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Court Grammar School	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
Pinocchio's	01227 457538

**Local Attractions/Landmarks**

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





## GROUND FLOOR

Porch	
Entrance Hall	
Library	11'0 x 9'0 (3.36m x 2.75m)
Office	14'0 x 11'6 (4.27m x 3.51m)
Living Area	24'9 x 12'6 (7.55m x 3.81m)
Sitting Area	12'5 x 9'11 (3.79m x 3.02m)
Cloakroom	
Dining Area	16'2 x 10'6 (4.93m x 3.20m)
Utility Room	12'5 x 9'4 (3.79m x 2.85m)

## FIRST FLOOR

Landing	
Bedroom 3	15'5 x 12'7 (4.70m x 3.84m)
Bedroom 2	14'8 x 13'0 (4.47m x 3.97m)
Bedroom 1	21'10 x 13'0 (6.66m x 3.97m)
Bathroom	9'8 x 6'0 (2.95m x 1.83m)
Shower Room	9'0 x 3'10 (2.75m x 1.17m)
Bedroom 4	10'7 x 10'3 (3.23m x 3.13m)

## BASEMENT

Store 1	21'10 x 15'2 (6.66m x 4.63m)
Store 2	15'1 x 12'10 (4.60m x 3.91m)

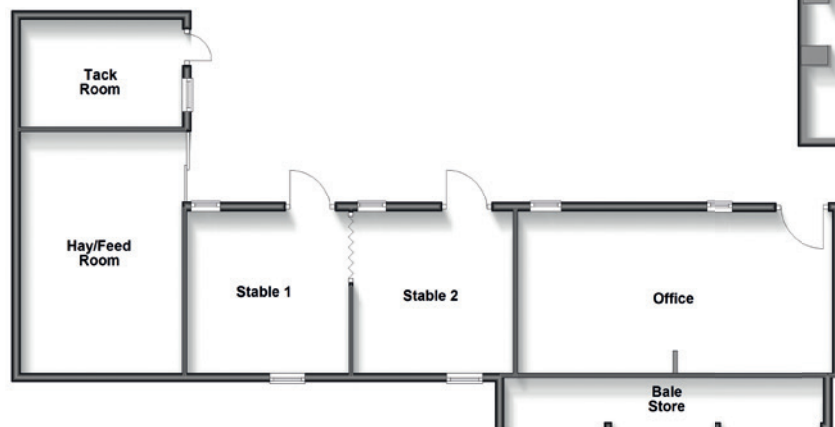
## OUTSIDE

Paddocks x3  
Field Shelter  
Muck Area  
Rear Garden  
Side Wildflower Garden  
Shed

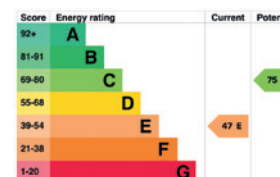
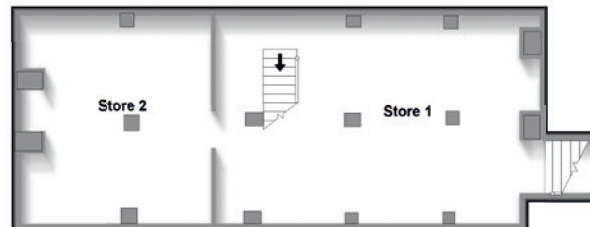
## OUTBUILDING

Office	23'0 x 11'9 (7.02m x 3.58m)
Stable 1	12'4 x 12'0 (3.76m x 3.66m)
Stable 2	11'9 x 11'3 (3.58m x 3.43m)
Hay/Feed Room	17'7 x 12'2 (5.36m x 3.71m)
Tack Room	12'3 x 7'0 (3.74m x 2.14m)
Bale Store	

**Stables**  
Approx. 80.8 sq. metres (869.5 sq. feet)



**Cellar**  
Approx. 54.9 sq. metres (591.1 sq. feet)



£ 1,175,000

Council Tax Band: F  
Tenure: Freehold





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