



Pleasant Acres
Whiteacre Lane | Waltham | Canterbury | Kent | CT4 5SR

FINE & COUNTRY



Step inside

Pleasant Acres

Nestling among 1.86 acres of gardens, woodland and a paddock in an Area of Outstanding Natural Beauty stands the delightfully named Pleasant Acres. It is surrounded by farmland and in an elevated position providing wonderful views of the surrounding countryside. The current owners extended the original house creating an elegant modern family home that was completed about five years ago. It incorporates a charming pitched roof, single storey attached annexe, so would be ideal for anyone with multi-generational requirements. As the owner is a carpenter the internal fittings are superb while the varied roof lines and attractive brickwork provide instant external appeal. The property is bordered by post and rail fencing and a five bar gate leading to the very spacious gravel driveway, flanked by sweeping lawns with tall trees and shrubs including an impressive monkey puzzle tree. There is an oak framed, two bay cart lodge garage and a newly erected stable with a tack room and a gate to the paddock that includes an animal shelter, as well as a separate gate to the annexe drive and additional parking outside the main front door.

The first thing you notice as you walk into the very spacious entrance hall is the beautiful oak woodwork that includes the staircase, under stairs cupboards, the doors and the flooring that flows throughout much of the ground floor. There is a cloakroom and a large, triple aspect lounge with a lovely fireplace with an oak mantle, brick hearth and a multifuel burner as well as a built in log store. French doors lead out to a decked terrace and a pair of oak and glass doors open into the conservatory that has lovely views across the garden and opens onto a decked terrace that is ideal for al fresco dining. The 'hub of the household' is the contemporary open plan, dual aspect kitchen/dining area with inset ceiling lights and is where the family spend much of their time. It includes a bespoke kitchen with an inset range cooker, hand-built units with granite worktops housing an integrated dishwasher, AEG microwave, butler's sink and an American style fridge freezer and a central island as well as space for a good sized dining table and chairs and access to the adjacent utility room. The dining area includes a fireplace with a multifuel burner and French doors to a decked terrace that is a real suntrap.

A great feature of the galleried landing is the unique and bespoke stained glass window that provides wonderful patterns when the sun shines through it. There is a very large and trendy family bathroom with a contemporary stand-alone Victoria & Albert bath and a one piece floorstanding basin and oak flooring. There are three double bedrooms with great views over farmland or woodland including the main bedroom which has an en suite shower. All bedrooms and landing have recently had new Berber style carpet fitted.

The front door to the self-contained annexe opens into a large kitchen/dining room with modern units incorporating an inset cooker, hob and washing machine. There is a spacious tiled wet room and a hallway with a double storage cupboard as well as a dual aspect sitting room with French doors to the private drive and a dual aspect double bedroom. This would be ideal for family members or would make an excellent holiday let for anyone wanting to generate additional income. Alternatively, these rooms could be integrated into the main house with the opening of a doorway in one of the internal walls.

The 'wraparound' lawns provide plenty of space for children and pets to run around and kids will be delighted to camp and play 'hide and seek' in the woodland area. There is a good sized brick built workshop with black timber cladding and nearby hard standing offering the potential to add further outbuildings subject to the necessary permissions. The stable and paddock provide excellent opportunities for developing the 'good life' with space for sheep, goats, chickens and other animals. Alternatively, it would be suitable for a horse for anyone with equine interests, particularly as the neighbouring field can be rented if available and there is a nearby stud offering other equestrian activities.



Seller Insight

“ We bought the property about 16 years ago when it was a much smaller house and, over the years, we have thoroughly enjoyed extending it and creating this wonderful home. We love the grounds where children have spent many happy days playing in the woods and we added the annexe for an elderly family member who loved it here. Working from home has been a delight with the house benefitting from having Superfast Broadband installed. It is very quiet and peaceful but the village is friendly with a recreation ground and playground and a village hall that offers a variety of regular activities. However we feel it is now time to downsize and let a new family enjoy everything the home we have created has to offer. If new owners want to develop the property further there are existing plans passed to replace the conservatory with a larger, pitched roof garden room and the annexe is suitable for a loft conversion subject to necessary permissions.

There are nearby primary schools at Petham and Bodsham and a village bus stop with buses that go to Canterbury and take the children to secondary school and there are lovely places to take the dogs for a walk. 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 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 the local Wye Railway Station or Ashford International where the high speed train time to St Pancras is 36 minutes. It is also quite 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
Bodsham Primary	01233 750374
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:

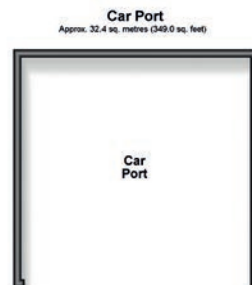
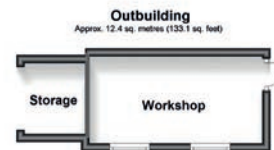
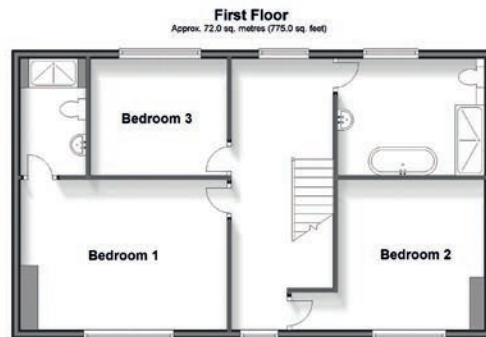
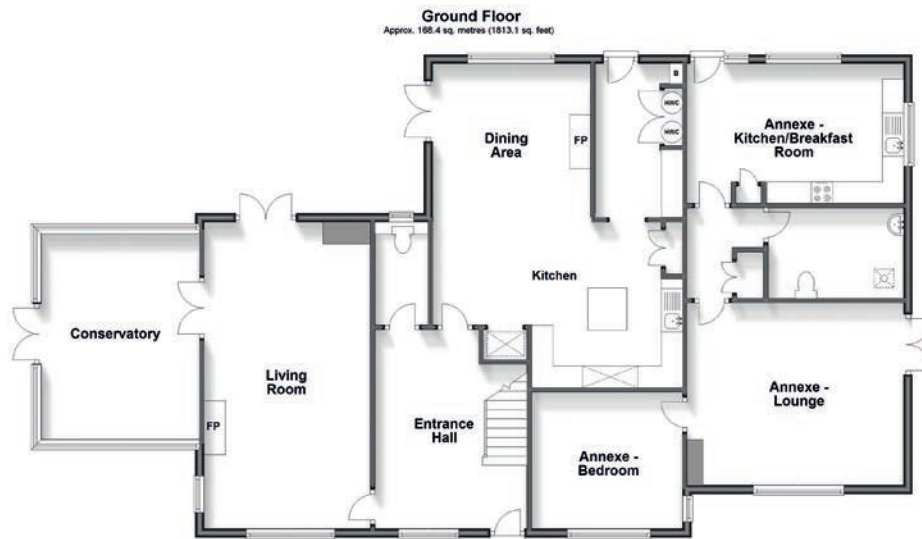
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

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
Pinocchios	01227 457538

Local Attractions/Landmarks

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



GROUND FLOOR

Entrance Hall	
Living Room	23'1 x 12'6 (7.04m x 3.81m)
Conservatory	17'0 x 11'8 (5.19m x 3.56m)
Kitchen Area	19'2 (5.85m) x 10'8 (3.25m) narrowing to 8'0 (2.44m)
Dining Area	12'4 x 11'7 (3.76m x 3.53m)
Utility/Boiler Room	11'7 x 6'5 (3.53m x 1.96m)
Cloakroom	7'9 x 3'11 (2.36m x 1.19m)

FIRST FLOOR

Galleried Landing	
Main Bedroom	16'3 x 11'7 (4.96m x 3.53m)
En Suite Shower Room	8'10 x 5'2 (2.69m x 1.58m)
Bedroom 2	11'10 x 11'7 (3.61m x 3.53m)
Bedroom 3	10'9 x 8'11 (3.28m x 2.72m)
Bathroom	10'9 x 8'11 (3.28m x 2.72m)

ATTACHED ANNEXE

Kitchen/Breakfast Room	16'5 x 10'6 (5.01m x 3.20m)
Wet Room Bathroom	10'3 x 6'11 (3.13m x 2.11m)
Lounge	16'5 x 13'9 (5.01m x 4.19m)
Bedroom	11'6 x 9'9 (3.51m x 2.97m)

OUTSIDE

Gated Driveway
Double Car Port
Gardens
Paddock

OUTBUILDING

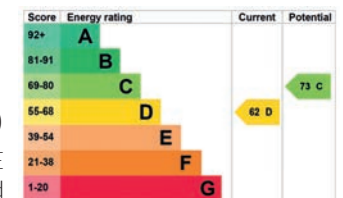
Workshop	14'4 x 7'2 (4.37m x 2.19m)
Storage	5'10 x 5'0 (1.78m x 1.53m)

OUTBUILDING 2

Stable	11'6 x 11'0 (3.51m x 3.36m)
Tack Room	11'1 x 5'8 (3.38m x 1.73m)

£1,100,000

Council Tax Band: E
Tenure: Freehold





Annexe



Annexe



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