



Freehold



Cobwebs, Kake Street, Waltham, Canterbury, CT4 5SB

- Enchanting Grade II Listed Detached Residence
- Creatively Enhanced Throughout With Fine Decor
- Modern Convenience & Flourishing In Period Charm
- Over 2700 sq.ft of Exceptionally Versatile Accommodation
- East & West Wing Ideal For Multi-Generational Living
- Occupying Approx. A Third Of An Acre Of Landscaped Gardens
- Detached Garage & Off-Road Parking
- Well Positioned For Canterbury & Ashford

SITUATION:

Waltham is a picturesque village in the North Downs, approx. five miles south of Canterbury. It has close ties with its neighbouring village of Petham, which has a very well-considered primary school. Waltham itself has a well used village hall supported by various local organizations and St Bartholomew's 13th century church, whilst the whole area is famous for its beautiful surrounding landscapes and 'chocolate box' style cottages.

The local area offers exceptional cycle and walking opportunities in both directions, through Godmersham Park, into Kings Wood on one side, and up the North Downs and into Denge Woods on the other.

The picturesque village of Wye sits in an Area of Outstanding Natural Beauty (AONB) with the North Downs as a backdrop. Wye is well served by a range of shops, including a Co-Op, an artisan baker, a butcher, a newsagent,

and a chemist. The village also benefits from a doctors, a dentist, a physiotherapist and several pubs, including The Tickled Trout and The Kings Head. The Lady Joanna Thornhill primary school boasts an Outstanding grading by Ofsted and is the main feeder school to the Wye Free School. Excellent private schools are also close by, as are the Grammar Schools in Ashford.

Canterbury offers a wide choice of high street and independent shops, restaurants, a theatre and leisure facilities. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations and two hospitals. There is a regular rail service to London Victoria, Charing Cross and Cannon Street. For high-speed rail links, Canterbury and Ashford International is very convenient, and connects with London's St. Pancras in as little as 30 minutes.



DESCRIPTION:

An enchanting grade II listed detached residence set within 0.28 acres of beautifully landscaped grounds and offering over 2700 sq.ft of exceptionally versatile and artistically presented accommodation which includes several useful outbuildings.

Cobwebs dates back to the 16th century and is flourishing in period features which include exposed beams, intricate brick work, elegant panelling and latch key doors. The facade is just as characterful with wonderfully maintained wooden windows, pale render, and a Kent peg tiled roof.

The current owners have an eye for detail and have creatively, yet sympathetically enhanced the property using fine decor, bespoke joinery and exceptional interior design. The configuration and multiple receptions offer flexibility, making the property ideal for multi-generational living or alternatively additional income with the option to create a self-contained Airbnb.

The handsome front door opens into a central entrance hall with original flagstone, terracotta tiles and stairs to the first floor. To the west wing of the property, one will find a delightful snug which enjoys light from both sides of the house and features a stunning exposed brick fireplace which encompasses a wood burning stove.

The dual aspect kitchen breakfast room sits adjacent to the formal dining room and displays an array of floor and wall hand painted bespoke units surrounding several free-standing appliances, with a double range stove set within an inglenook tiled fireplace. A cloakroom can be accessed via the kitchen whilst the dining room has French doors leading to the garden.

To the east wing there is a grand triple aspect sitting room adorned in beams, and pendant lighting whilst the exposed brick fireplace encompasses a wood burning stove. The east wing is further enhanced by a kitchenette/

utility room, ground floor bathroom and upstairs living area and double bedroom. This could easily be separate to the main house, benefitting from its own entrance, providing independence for a teenager or additional income as a holiday let.

OUTSIDE:

Cobwebs occupies a 0.28 acre plot of wonderfully landscaped grounds, pathways intertwine with attractive gardens and pebbled seating areas, which are bordered by topiary hedging whilst young trees and established shrubs offer delicate shade.

To the front of the property the gardens are mainly laid to lawn with a path way leading to the front door and garage which is currently divided to offer a well-appointed home office whilst the other half is used for storage, in addition to this there is a quirky 16ft outbuilding with arched windows ideal for keeping garden furniture and useful tools.











TOTAL FLOOR AREA: 2747 sq. ft (255 sq. m)
 HOUSE: 2360 sq. ft (219 sq. m)
 OUTBUILDINGS: 387 sq. ft (36 sq. m)



EPC RATING
 Exempt



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 Oil Fired Heating & LPG Gas.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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