



WESTBERE, Nr CANTERBURY
Guide £775,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



Walnut Tree Barn
1a Walnut Tree Lane
Westbere
Nr Canterbury
CT2 0HG

DESCRIPTION

Walnut Tree Barn is a charming and characterful Grade II listed detached barn believed to be built in 1813 and converted in the 1970s.

The current owners have sympathetically improved and extended the property in 2013, by creating an inner hall, a beautiful fitted kitchen, and a separate utility room.

Construction is black weather boarding on brick plinth, bespoke replacement windows and doors under a traditional Kentish tiled roof.

The property is beautifully presented and offers many attractive features such as hay lofts, exposed beams and brickwork, impressive feature fireplace, and full height glazed windows. Additional features include a water softener, security alarm system, outside lighting and security cameras.

This lovely home needs to be seen to appreciate the space and versatile living the property has to offer.

OUTSIDE

The property is approached off Walnut Tree Lane via five bar gate that leads into a gravelled drive, providing parking for four cars.

The pretty cottage garden is lawned with various sun terraces along with a decked area perfect for Alfresco dining.

There are rose beds, trellising, well planted herbaceous borders, rockery pond, garden storage sheds, mature shrubs and hedging, and the rear of the property is adorned with a beautiful wisteria.



SITUATION

Walnut Tree Barn, is situated in the much sought after picturesque village of Westbere, which lies around 4 miles north-east of the historic city of Canterbury.

The village is set in a preservation area that overlooks the beautiful Westbere Lakes and is a haven for wildlife and country walkers alike. There is a village hall, All Saints Parish Church and the well-known Yew Tree public house/restaurant, which was built in 1348. It is one of the oldest pubs in Kent. Queen Anne and the Archbishop of Canterbury are reputed to have stayed here, and Dick Turpin evaded capture from the law hiding out there.

Everyday facilities can be found at the neighbouring village of Sturry, with a range of local shops, Junior Kings school and a mainline railway station connecting to Canterbury, Charring Cross and the coast.

The historic city of Canterbury offers a wider range of facilities, many cultural interests, excellent shopping centre, a wide selection of schools both in the private and state sectors, along with colleges and universities.

Recreational facilities include a number of golf courses, sport centres, swimming pools, championship cricket and rugby. Fishing and water sports can be found along the coasts.

Transport links are also good, with the high-speed train operating into London St. Pancras from Canterbury West in less than an hour.

The A2 gives access to the M2, M20 and M25 motorway networks. The port of Dover and Channel Tunnel terminal at Cheriton provide cross channel services to the continent.

DISTANCES

Sturry railway station is just over a mile
Canterbury City 4.5 miles, **Whitstable** 10 miles
London 72 miles (all distances are approximate)



FEATURES

Entrance hall, tiled flooring, storage cupboard.

Open plan sitting/dining area, impressive vaulted and exposed beam ceiling, central exposed brick feature fireplace with wood burner and oak flooring.

Kitchen, well fitted with integrated appliances to include, dishwasher, fridge and wine fridge, coffee machine, microwave and warming drawer, Belling range cooker, chrome extractor fan, Quooker tap, central island breakfast bar, granite worksurfaces, tiled flooring, with underfloor heating and bi - folding doors which open onto the sun terrace.

Utility room, range of base and wall mounted cabinets, sink, space and plumbing for washing machine and tumble drier.

Study, beautifully fitted with stylish office furniture, tiled flooring.

Family bathroom, white suite with hand basin in vanity units, attractively tiled.

2 Double bedrooms

Bedroom 3, Currently arranged as a sitting room, with French doors opening onto the garden.

First floor

Master bedroom, full height windows enjoying wonderful views over Westbere Lakes, built-in wardrobes.

Ensuite shower room, stylishly fitted and tiled.

Garden, Lovely cottage gardens have various sun terraces, flower borders, high mature hedge, trellising and rose beds, outside storage sheds.

Parking, gated enclosed forecourt which provides parking for 4 cars.

PROPERTY INFORMATION

Services: All mains' services are connected, including high speed internet access.

Local Authority: Canterbury City Council.

Council Tax Band: F

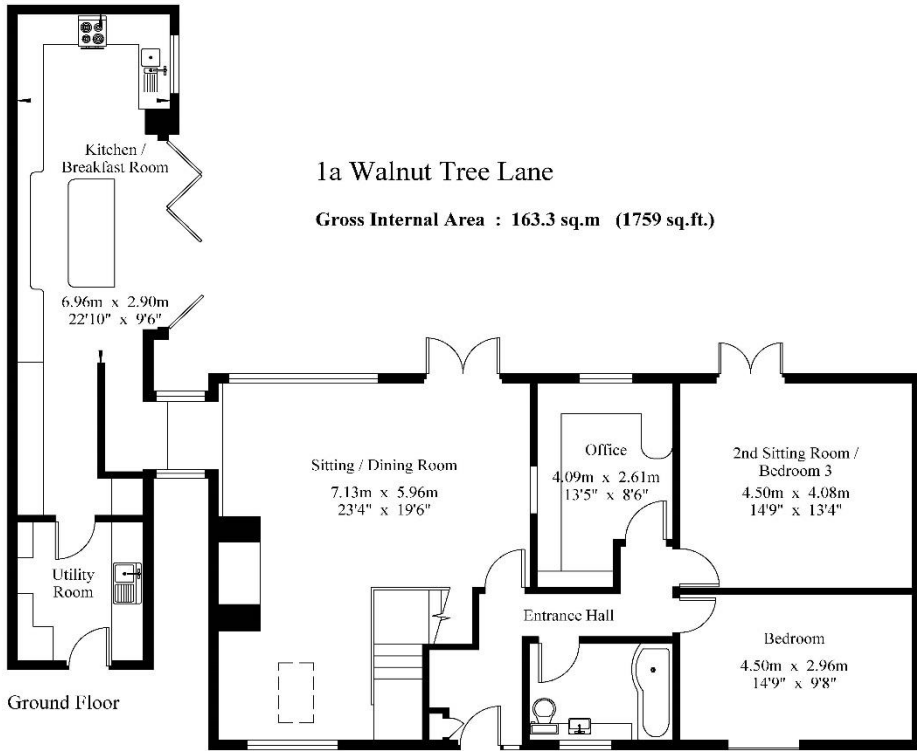
VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853

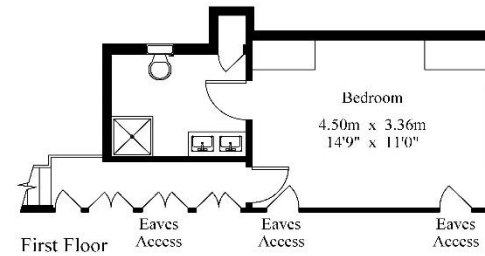
E: info@whitneyhomes.co.uk





1a Walnut Tree Lane

Gross Internal Area : 163.3 sq.m (1759 sq.ft.)



For Identification Purposes Only.
© 2024 Trueplan (UK) Limited (01892) 614 881



Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



WHITNEY HOMES
COASTAL, TOWN & COUNTRY