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Country Houses

Yocketts Farm Church Lane Waltham

DISTINCTIVE COUNTRY PROPERTY





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Yockletts Farm

Church Lane

Waltham, Canterbury, Kent CT4 5QH

A beautifully presented farmhouse and adjoining annexe with generous gardens and paddock in a glorious semi-rural location (*further land available*).





Accommodation

Entrance hall
 Cellar
 Drawing room (wood stove)
 Dining room (wood stove)
 Kitchen/family room (custom Thoroughly Wood cabinetry)
 Utility room
 Shower room
 Sunroom
 Gym
 Landing
 Main bedroom en-suite
 2 further double bedrooms
 Bathroom
 Shower room
 Potential Attic bedroom plus study

Annexe

Separate entrance
 Sitting room
 Kitchen
 Main bedroom en-suite
 Guest bedroom
 Own garden and parking





Gardens/Land

- Twin entrance • Driveway • Parking
- 3 Bay Wagon Barn garage • Log store • Lawns • Patio
- Kennel and store • Separate paddock • Breeze house
- Additional garden with pond

Specification

- Oil fired central heating
- Tiled and carpeted flooring
- Oak floors
- Exposed timbers
- Fitted appliances
- Exposed natural brick
- Butler sink to kitchen
- Oak counters

Communication

- Waltham village – 1.1 miles
- Chartham station – 6.3 miles
- Canterbury West (HS1) – 7.6 miles
- Ashford Int. station – 11.2 miles
- Port of Dover – 20 miles

Situation

Yockletts Farm is situated in a glorious vale in the North Downs, part of the Kent National Landscape and with many picturesque walks and rides immediately to hand.

The location is not isolated and is the farmhouse of an original farmstead with the traditional farm buildings having been converted into adjacent homes, forming a delightful rural community.

The area is well served by highly regarded primary schools and school buses providing children with access to schools both in the state and independent sectors including grammar schools at Canterbury in particular.

Yockletts Farm

An 18th Century period farmhouse being offered for sale for the first time in over 60 years and comprising of over 3,800 sq. ft. of flexible accommodation divided between the main house and an attached annexe. The two parts of the property can be easily used as one, whilst the division can suit a self-contained annexe or income can be derived from holiday or full-time letting. Flexible properties of this kind are popular with families and especially when they are full of character including brick fireplaces, exposed timbers, oak floors, and wood burning stoves.

Bespoke cabinetry has been supplied and fitted in the past by well-known artisan joinery known as "Thoroughly Wood".

Additional Information

Services

- Mains water and electricity • Compliant private drainage to sewage treatment plant
- Oil fired central heating • Mobile coverage and broadband available.

Tenure: Freehold. **Council Tax Band:** G

Directions

Satnav Postcode: CT4 5QH

What 3 Words: *///palms.excavate.joins*

Viewing

Strictly by appointment only. (Ref: FAL230084)





Annexe



Annexe



Annexe



Annexe

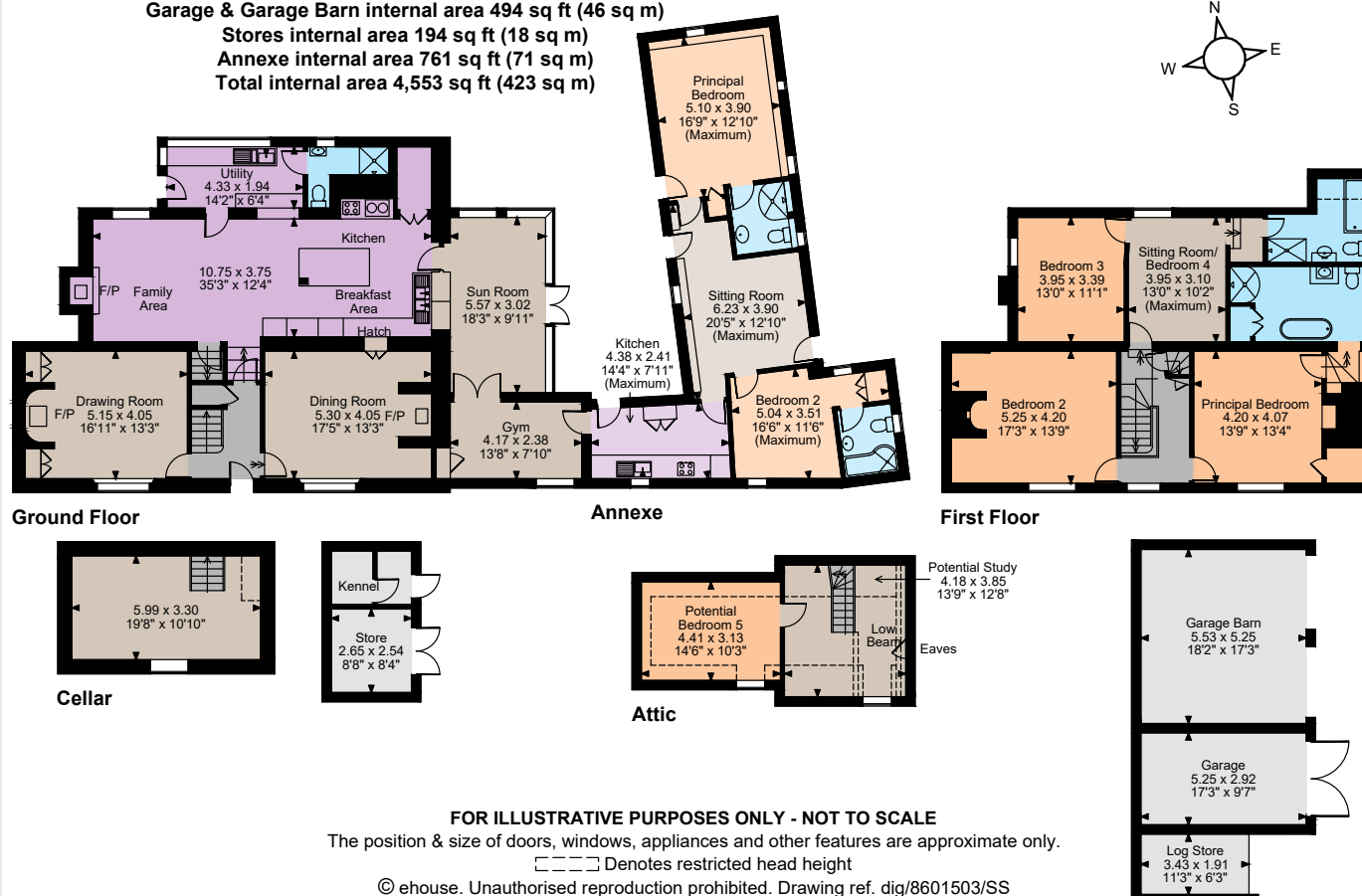
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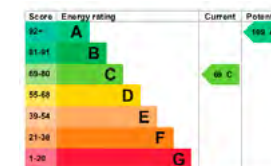
Yockletts Farm Church Lane, Waltham, Kent
Main House internal area 3,104 sq ft (288 sq m)
Garage & Garage Barn internal area 494 sq ft (46 sq m)
Stores internal area 194 sq ft (18 sq m)
Annexe internal area 761 sq ft (71 sq m)
Total internal area 4,553 sq ft (423 sq m)



Farm



Annexe



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

