



Yockletts Farm, Church Lane, Waltham, Kent

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Yockletts Farm

Church Lane, Waltham, Kent CT4 5QH

A wonderful period farmhouse and annexe, with the option to buy a paddock of 2 acres or more in addition.

Waltham 1.1 miles, Chartham station 6.3 miles (London St Pancras from 63 minutes), A2 7.1 miles, M20 (Junction 11) 7.5 miles, Canterbury 7.6 miles, Ashford International 11.2 miles (London St Pancras from 36 minutes), M2 (Junction 7) 16.9 miles, Dover 20 miles

House: Storm porch | Entrance hall | Drawing room Dining room | Sun room | Gym | Open plan kitchen/breakfast/family room | Utility room Ground floor shower room | Cellar | Principal bedroom with en suite bathroom | 2 Further bedrooms | Sitting room/bedroom 4 | Family bathroom | 2 Attic rooms | EPC rating E
Annexe: Sitting room | Kitchen | 2 Bedrooms (both en suite) | EPC rating C

Garden | Paddocks | Outbuilding with garage, garage barn and log store | Kennel and store Additional land of 2 acres or more available by separate negotiation
About 1.17 acres plus 2 acres

The property

Dating from the 18th century and offered for sale for the first time in 60 years, Yockletts Farm is a double-fronted property with link-attached annexe and offers 3,865 sq ft of flexible accommodation arranged over four floors.

Combining modern amenities with charming features such as casement windows, exposed beams, and original fireplaces, the accommodation includes generous drawing and dining rooms, both with feature fireplaces. The extensive kitchen/breakfast/family room is fitted with a range of wall and base units arranged around a large central island, with

a five-oven electric Aga and a Belfast sink; the family area benefits from a wood-burner. Adjacent is a fitted utility room with a useful shower room.

A door from the kitchen leads through to the light-filled sun room, with double doors from here opening to a gym that provides access to the self-contained annexe. The 761 sq ft annexe comprises a vaulted sitting room, a fitted kitchen, and two en suite double bedrooms. The property also benefits from a cellar.

On the first floor is the principal bedroom with en suite bathroom and two further bedrooms, together with a sitting room/bedroom 4 with modern family bathroom. The attic space provides potential for a further bedroom with adjoining study.

Outside

Having plenty of kerb appeal, the property is approached over a gravelled in-and-out driveway giving access to an outbuilding with garage, garage barn and log store.

The garden is laid mainly to lawn bordered by cottage-style planting and features a paved terrace and a paved central courtyard accessible from the sun room and annexe, the whole ideal for entertaining and al fresco dining. The property also benefits from an enclosed paddock with a pond and a separate fenced garden/paddock beyond the garage.

A further paddock of about 2 acres is available by separate negotiation.

General

Local Authority: Canterbury City Council

Services: Mains electricity and water, private compliant drainage (aerated digester), log-burner and oil heating/water.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

Guide Price: £1,200,000













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)
 For identification purposes only.



Location

Yockletts Farm sits in a rural setting in the fold of the North Downs in an AONB. The hamlet of Waltham has a church, village hall and local park and is surrounded by miles of unspoilt countryside, woodland, bridleways and walks. Nearby Canterbury offers a comprehensive range of shopping, cultural, recreational and educational amenities, with an array of schools in both independent and state sectors, including Kent College, The King's Schools, St Edmund's and the Simon Langton grammar schools.

Waltham has a regular bus service to Canterbury and sits between the A2/M2 and M20, linking to the motorway network, London, Dover and the Continent. Chartham station offers regular services to London with Ashford International providing the High Speed link to London St Pancras from around 36 minutes. The Port of Dover and the Eurotunnel terminal at Folkestone provide access to the Continent.

Directions

From Canterbury: Leave on the Old Dover Road and after 0.8 mile turn right onto Nackington Road (B2068). After 5.1 miles turn right onto Gogway. After 1.4 miles turn right onto Duckpit Road then bear left onto Church Lane. Yockletts Farm can be found on the right.

Canterbury

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