

INIGO



Walnut Tree Cottage

BOUGHTON-UNDER-BLEAN, KENT

£365,000 FREEHOLD

This petite but perfectly formed Grade II-listed Wealden hall house is a brilliant example of one of the area's most remarkable vernacular styles. It is set in Boughton-under-Blean, a peaceful hamlet between the larger characterful hubs of Faversham and Canterbury. The interiors are a celebration of extant original features, from timber beams to exposed brickwork. At the rear is a beautifully maintained garden, which unfolds against a backdrop of farmland that stretches as far as the eye can see.

Setting the Scene

Walnut Tree Cottage lies in the village of Boughton-under-Blean, 'Blean' referring to the nearby Forest of Blean. Historically, the area was on the main route between London and Canterbury, and was the first place that the 11th-century Canterbury Cathedral could be seen. On account of this, the village is mentioned in Chaucer's Canterbury Tales.

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An example of a Wealden hall house – a vernacular defined by its timber frame and central open hall – this home is part of a short terrace dating to the 15th century. Its exterior is of dark timber with plaster and painted brick infill, all crowned by a red tiled roof. Rolling pastureland surrounds the house, imbuing it with a restoratively bucolic feel despite its proximity to both Faversham and Canterbury.

The Grand Tour

A path cuts across a neat front lawn to this house's front door, painted white so as to blend into its characterful form. Entry is to a small circulation space that gives way, via an original door to the living room. Set beneath a nest of beams, the room is wonderfully atmospheric. A broad brick fireplace with a dark timber bressummer beam is now home to a wood-burning stove. On one side, set behind a studded period door, is a handy cupboard.

A door at the rear opens to the kitchen, which is grounded with textured brick flooring. Smart cream and sage-green cabinetry is topped with an oak countertop. Storage has been well considered and comes in the form of shelves, plate racks and cut-out cubbies. A cherry-red range-style oven is a colourful counterpoint; other appliances include a fridge, freezer and dishwasher. Cleverly placed beneath a window to the garden, the butler's sink is well sited for washing up with a view.

Behind the kitchen is a light-filled dining room, housed within the skylight-lit extension. White glazed doors provide easy passage to the garden beyond.

Stairs wind up to the first floor, where the house's atmospheric bedroom is sited. It lies beneath the pitch of the roofline and is encased with superbly timeworn timbers. Exposed brickwork contrasts with moody green walls and white-painted panelling. A built-in cupboard lies on one side of the room; a window on the opposite aspect overlooks surrounding fields and has a deep sill for arranging fresh flowers.

Pristinely finished, the bathroom is elegantly paired back. It has a dusty pink freestanding bathtub, along with a large walk-in shower and refined wash basin.

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The Great Outdoors

Carefully cultivated by its current owners, the gardens are at once enchanting and understated. Neatly trimmed hedges provide privacy at the periphery, while a large, mature elder maple tree casts shade across part of a long lawn. The area closest to the house makes for a brilliant summer lunchtime setting.

The gardens are home to several structures used for storage, including a shed and summerhouse.

Out and About

The house lies in the peaceful hamlet of Boughton-under-Blean, between Faversham and Canterbury, in Kent. The village centre can be reached in around five minutes by car, and it has a pub, The Queens Head, and a restaurant, The Dairy.

Faversham is less than 15 minutes away by car, with plenty of highly rated restaurants, pubs, and cafés. Favourites include Albion Taverna, for British and Mexican fare, Posillipo, offering local seafood in an Italian trattoria, the Phoenix Tavern, a countryside inn serving seasonal food from local suppliers, and the waterside pizzeria Papà Bianco. The town has a weekly farmers market and monthly brocante, the largest antique market set within a town centre in the UK. Shepherd Neame Brewery is the oldest brewery in the country and offers regular tours. There is also an independent cinema which dates back to the 1930s.

Macknade food hall and café, dates from 1847 and offers locally sourced produce, and is a 10-minute drive from the house. Also 10 minutes away, the iconic Michelin-starred pub The Sportsman offers refined dining at the edge of Seasalter. The area is renowned for its viticulture, and Gusbourne, Domaine Evermond Vineyard and Chapel Down make locally produced white and sparkling English wines and lead wine tours year-round. Kent is awash with walking routes and nature reserves through its abundant woodlands, marshes, shoreline and historic estates.

Canterbury, a beautiful cathedral city part of which forms a UNESCO world heritage site, is less than 20 minutes away by car. It has renowned cultural centres and a wealth of places to eat and shop.

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There are excellent primary and secondary, state and private schooling options in the area. Shedwich Primary School and Hernill Church of England Primary School are great options just ten minutes away from the house. Canterbury has several well-regarded secondary schools including St Anselm's Catholic School, Simon Langton Grammar School for Girls and Boys, and Barton Court Grammar School.

SellingsStation has direct train routes to Canterbury in 10 minutes and Dover in less than 40 minutes, while Faversham station offers regular and quick services to Whitstable, Margate, and London St Pancras, the latter taking around 70 minutes. Ashford International is 30 minutes away by car, with high-speed trains to London and the continent.

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.