



**WALNUT TREE HOUSE, OTTERDEN,  
FAVERSHAM, KENT ME13 0DB**



**Lambert  
& Foster**



## WALNUT TREE HOUSE AND BUILDINGS, OTTERDEN, FAVERSHAM, KENT ME13 0DB

An exciting opportunity to run your business from home incorporating a well presented detached Georgian cottage together with a range of mainly portal frame buildings which have been adapted to a number of uses. Paddocks and land adjacent extending in all to some 4.43 acres/1.75 hectares all occupying a semi-rural accessible location. For Sale on behalf of the Executors of the Late Alva Evans

**GUIDE PRICE: £1,250,000**



### SITUATION

Otterden sits high on the North Downs in the beautiful Kent Downs National Landscape, near to the Pilgrim's and North Downs Ways and the 2,000-acre Otterden Estate, all ideal for walking, riding and cycling. Nearby villages offer day-to-day amenities: Doddington has a garage/shop, butcher and historic inn, while Eastling has a church, village hall and primary school. The market town of Faversham and cathedral city of Canterbury provide comprehensive educational, shopping and recreational facilities.

Transportation links are superb: the property sits between the M2 and M20, providing easy road access to major regional centres, the motorway network, London and the coast. Charing and Lenham stations (5.4 and 5.5 miles respectively) offer regular services to London. The Port of Dover and Channel Tunnel offer connections to the Continent.

### HISTORY

Walnut Tree Farm was the home and operational base of the late Alva Evans who was well known nationally for her horse drawn carriage business, which was based at the farm. Following her retirement in 2012, the property more recently has been used as a dressage and training centre.





## DESCRIPTION

Walnut Tree House is a very pretty detached period cottage which has recently been renovated throughout to include a newly fitted kitchen and bathroom, internal decoration and newly laid carpets.

The accommodation over two floors comprises of a central entrance door leading into a dining room with two sash windows to the front and an open fireplace with exposed brick chimney breast and wall.

Double doors open through to the sitting room again with sash windows and views to the front and open fireplace with brick hearth and metal canopy over and small alcove window to side. A door takes you through to the kitchen/breakfast room which has views out over the rear gardens and has recently been fitted with contemporary painted front cabinets under a woodblock worksurface with inset stainless steel sink unit and mixer tap and integral fridge.

A built in electric oven and stainless steel extractor finish this well-appointed area. The breakfast area has double doors leading to the glazed conservatory maximizing views out over the wrap around gardens. A door from the kitchen takes you to a useful Utility space with window to rear and plumbing for washing machine, there is also a separate WC within this area and access out to the gardens.

Stairs from the dining room take you to the first floor with three double bedrooms and a newly fitted family bathroom. Walnut Tree House sits centrally within mature gardens with many established shrubs and trees including a range of topiary and a substantial tree house enjoying fine views out over the farm.



# Walnut Tree House, Otterden, Faversham, ME13 0DB



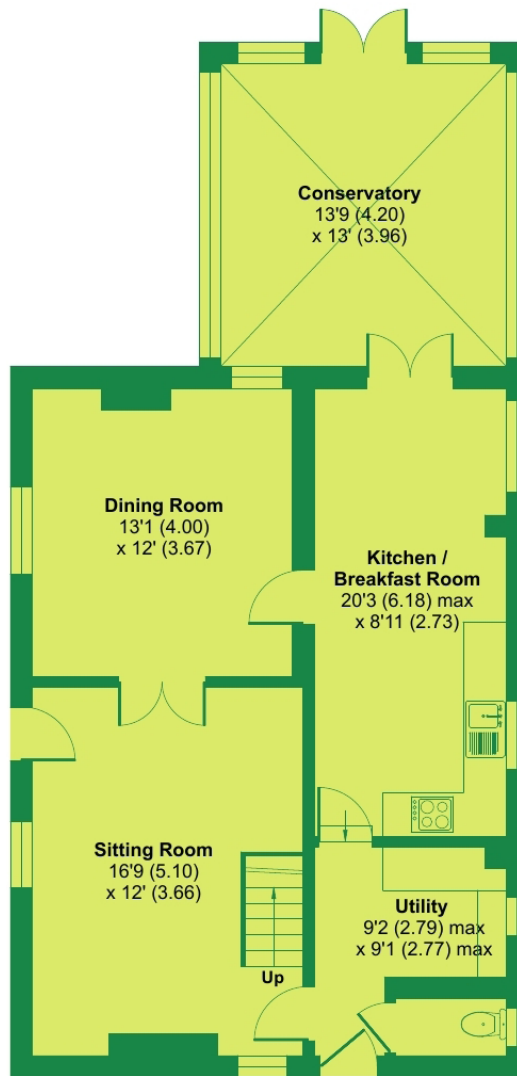
Approximate Area = 1446 sq ft / 134.3 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

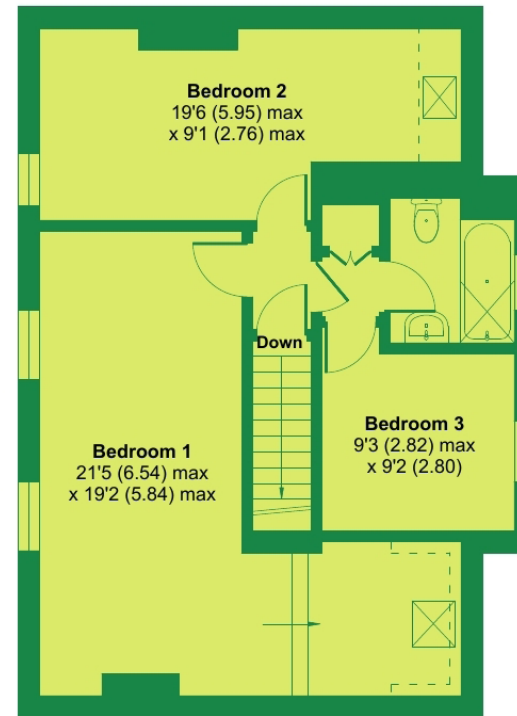
Total = 1465 sq ft / 136 sq m

For identification only - Not to scale

Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1432132

# Walnut Tree House, Otterden, Faversham, ME13 0DB

Dwellings Approximate Area = 3521 sq ft / 327.1 sq m (excludes open store)

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Outbuildings = 6933 sq ft / 644.1 sq m

Total = 10474 sq ft / 973 sq m

For identification only - Not to scale







## BUILDINGS

A range of mainly portal frame buildings which have variously been adapted as residential dwellings (two paying council tax) together with specialist equestrian facilities including stabling and substantial indoor arena. Referring to the illustrative floor plans, the buildings can briefly be described as follows:

**Building 1** A block of three stables of block construction with concrete floors (65 sq m).

**Building 2** Four stables under a timber lean-to with block and brick walls (50 sq m).

**Building 3** The horse wash room of box steel profile cladding beneath a flat roof externally clad with steel sheets (21 sq m).

**TAP ROOM:** Ground floor room of block construction with UPVC double doors and timber windows (16 sq m).

**Building 4** Six stables and a feed room within a steel portal frame building with block walls and concrete floor beneath a corrugated fibre cement sheeted roof linked to the hay store (142 sq m).

**Building 5** The hay store – a steel portal frame building with steel box profile elevations beneath a corrugated fibre cement sheeted roof with concrete floor. Secure roller shutter door to eastern elevation (115 sq m).

**The Indoor Arena** A seven bay indoor arena within a steel portal frame building with block and timber elevations beneath a pitched corrugated fibre cement and plastic sheeted roof (608 sq m).

**Building 7** Stable block of block construction beneath a monopitch corrugated plastic and fibre cement sheeted roof. Comprises six stables and a tack/feed room.

**Pole Barn** Timber pole barn with steel box profile sheeting beneath a steel box profile sheeted roof (38 sq m). Within the buildings, a number of dwellings have been created which form an integral part of the facilities. The individual dwellings are



## BUILDINGS CONTINUED

### Dwelling 1

Located in Building 1: A ground floor flat of rendered block construction beneath a pitched and tiled roof with UPVC windows and sky lights. Timber sliding doors lead into an open plan kitchen, living room and dining area which has doors leading to three bedrooms and a bathroom. The internal floor area is 95 sq m.

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### Dwelling 2

Located in Building 1: This comprises a first floor flat of rendered block construction with weatherboarding features beneath a pitched corrugated fibre cement roof fitted with steel framed buildings. Metal stairs lead to a timber front door opening into an open plan kitchen and living room with door leading to double bedroom. Through bedroom to bathroom, WC and shower. Gross internal floor area 40 sq m.

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### Dwelling 3

Located in Building 2: A ground floor flat of rendered block and brick construction beneath a pitched and flat roof with UPVC windows and sky lights. Accommodation comprises entrance hallway with doors to kitchen, bathroom and WC and living room. From living room door to bedroom 1 and through bedroom 1 a further door to bedroom 2. Gross internal floor area 63 sq m.

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### Dwelling 4

Located in Building 2: A first floor flat of rendered block construction with weatherboarding features beneath a pitched roof of fibre cement construction with steel framed windows. Stairs lead to a front door opening to kitchen/living room area. Door leading to bedroom with a bathroom with WC off. Gross internal floor area 30 sq m.

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### Dwelling 5

A duplex of rendered block construction beneath a pitched tiled roof with timber casement windows. There is a separate entrance door via a private garden enclosed with timber fencing, the first floor accommodation partly extends over the stable block. It comprises ground floor sitting room, stairs left to bedrooms 3 and 4, stairs right to bedrooms 1 and 2. Family bathroom and kitchen. This property has oil fired central heating.

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**WHAT 3 WORDS:** ///trains.adopt.startles

**PLANNING:** Please see Data Pack which is available on request.

**BROADBAND AND MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**COUNCIL TAX:** Band F

**SERVICES:** Mains water and electricity.

**SEWERAGE:** Private drainage.

**TENURE:** The property is offered for sale freehold.

**VIEWING:** Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Alan Mummery or Antonia Mattinson on 01892 832 325, option 3.

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[antonia.mattinson@lambertandfoster.co.uk](mailto:antonia.mattinson@lambertandfoster.co.uk)

**FLOOD AND EROSION RISK:** Property flood history: None Rivers and the sea: None Surface Water: None Reservoirs: None Groundwater: None (Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

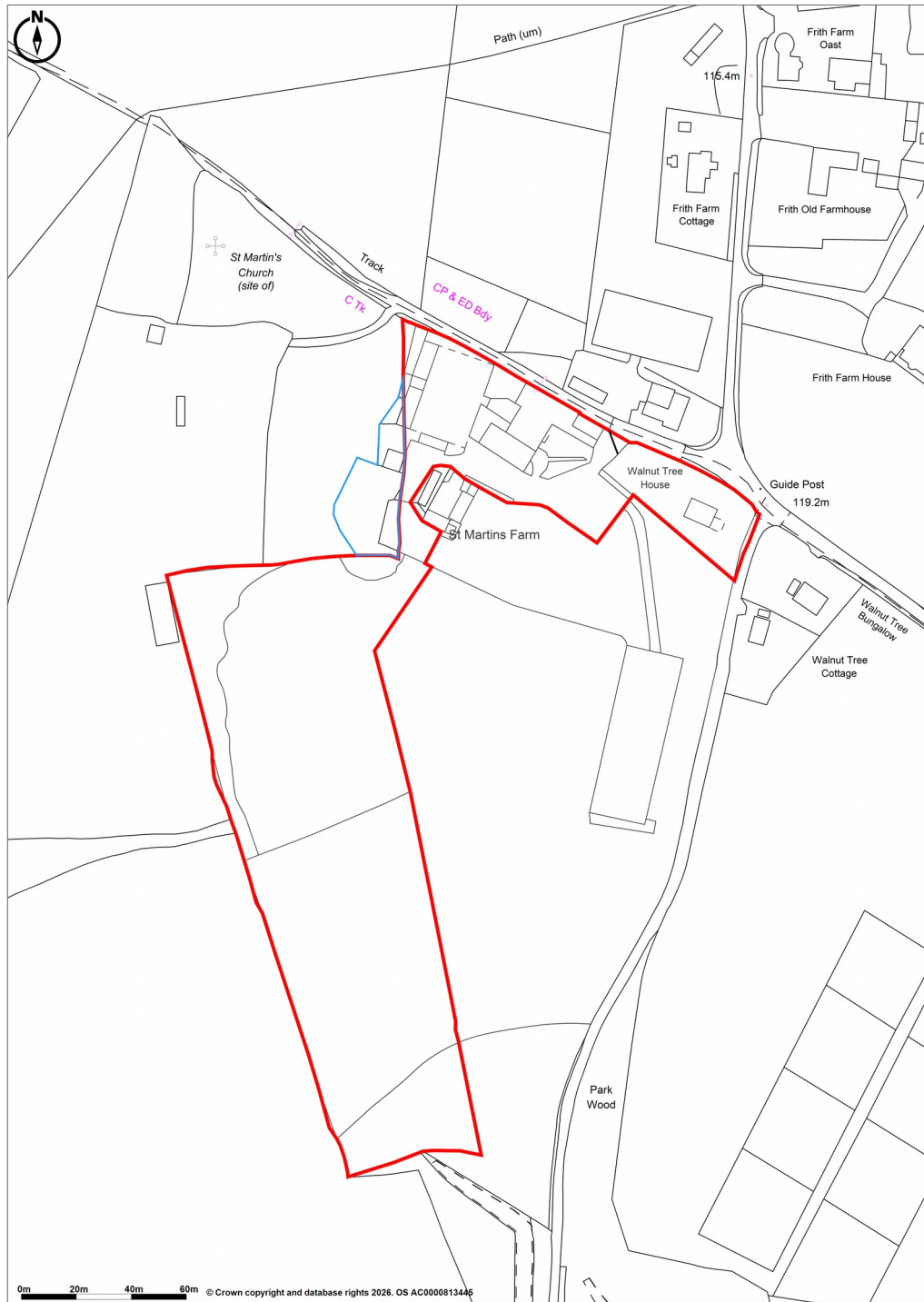
**DATA PACK:** A pack containing floor plans, commercial EPC, HM Land Registry Office copy entries and plans and planning history is available on request.

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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