



The Coach House, Baye Lane, Ickham, Kent

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# The Coach House

## Baye Lane, Ickham, Kent CT3 1RB

A peacefully situated village home of great character and charm

Wickhambreaux 0.8 mile, Littlebourne 1.6 miles, Wingham 1.7 miles, A2 4.2 miles, Canterbury West station 6.8 miles (London St Pancras from 53 minutes), M2 (Junction 7) 14 miles

Reception hall | Drawing room | Dining room  
Snug | Garden Room | Kitchen/breakfast room  
Utility room | Cloakroom | Principal bedroom with en suite bathroom, dressing room and study  
3 Further bedrooms | Family shower room  
Garden | Orchard | Double garage  
Greenhouse | 2 Workshops | Log store | 2 Stores  
EPC rating D

About 1 acre

### The property

With picturesque views towards the church, The Coach House is a charming, comfortable home in a lovely location on the edge of popular Ickham village. As its name suggests the house was created from conversion of the former coach house to 'The Baye'. Converted in 1996 by the current owners, many delightful features were retained and added including the original coach bay arches, beams and fireplaces.

The front door opens to a hallway where slate flooring continues through to the wonderfully welcoming kitchen/breakfast room with a vaulted ceiling and exposed timbers. A handmade kitchen is arranged around a central island and a two oven Aga. A utility room is adjacent. Beyond the kitchen the vaulted ceiling continues to a delightful oak-framed garden room with double doors opening to the garden and terrace. A cosy snug off the breakfast room is double aspect and these spaces work well for easy everyday living.

The formal reception rooms comprise a drawing room and a dining room which are loosely open plan and together provide an exceptional entertaining space. Exposed wooden floorboards run throughout; a wine cellar is accessed from the dining room and the elegant drawing room has a fine reclaimed fireplace.

Stairs rise to the first floor where the principal bedroom has an en suite bathroom with a dressing area leading to a peaceful study. A second bedroom is adjacent to a shower room. On the second floor two single attic bedrooms provide cosy additional accommodation.

### Outside

Situated in a quiet lane, the property is approached through hardwood double electric gates over a sweeping gravelled driveway, providing private parking in front of the double garage. The building offers excellent storage and potential to create a home office or annexe, if required and subject to necessary consents.

The gardens provide a delightful and private setting for the house. To the front of the house the lawn stretches towards a fishpond built and designed by a Chelsea Flower Show Gold Medallist. To one corner is a magnificent wellingtonia tree; other mature trees include a ginkgo and a walnut tree.

A large and sheltered terrace in front of the garden room provides a wonderful space in which to relax or entertain al fresco. To the corner of the house a well collects rainwater to be used for watering the garden. A further terrace to the rear catches the evening sun and enjoys beautiful views towards the 12th century village church.

To the north-west of the house is an orchard with numerous fruit trees including apple, pear, plum and walnut. There is also a medlar and an ancient mulberry tree. Otherwise laid to grass, the orchard has in the past been home to horses and sheep. At the top of the orchard is a vegetable garden, with a greenhouse, useful sheds and a fruit cage.









## Location

Ickham is a picturesque village close to the cathedral city of Canterbury. The village is home to the TOR Spa retreat (a leading ayurvedic day spa), a popular gastropub (the Duke William), a village hall and an 11th century church.

Neighbouring Wickhambreaux has a highly regarded primary school, the nearby villages of Littlebourne and Wingham offer day-to-day amenities whilst Canterbury provides a broad array of shopping, leisure and educational facilities.

There are excellent road and rail links: access to the A2 is just over 4 miles away, and the High-Speed train service to London St Pancras from Canterbury West takes just under an hour.

The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

## General

**Local Authority:** Canterbury City Council

**Services:** All mains services. Gas-fired and underfloor central heating.

**Council Tax:** Band F

**Planning:** Prospective purchasers should make their own enquiries of Canterbury City Council.

**Tenure:** Freehold

**Guide Price:** £1,195,000





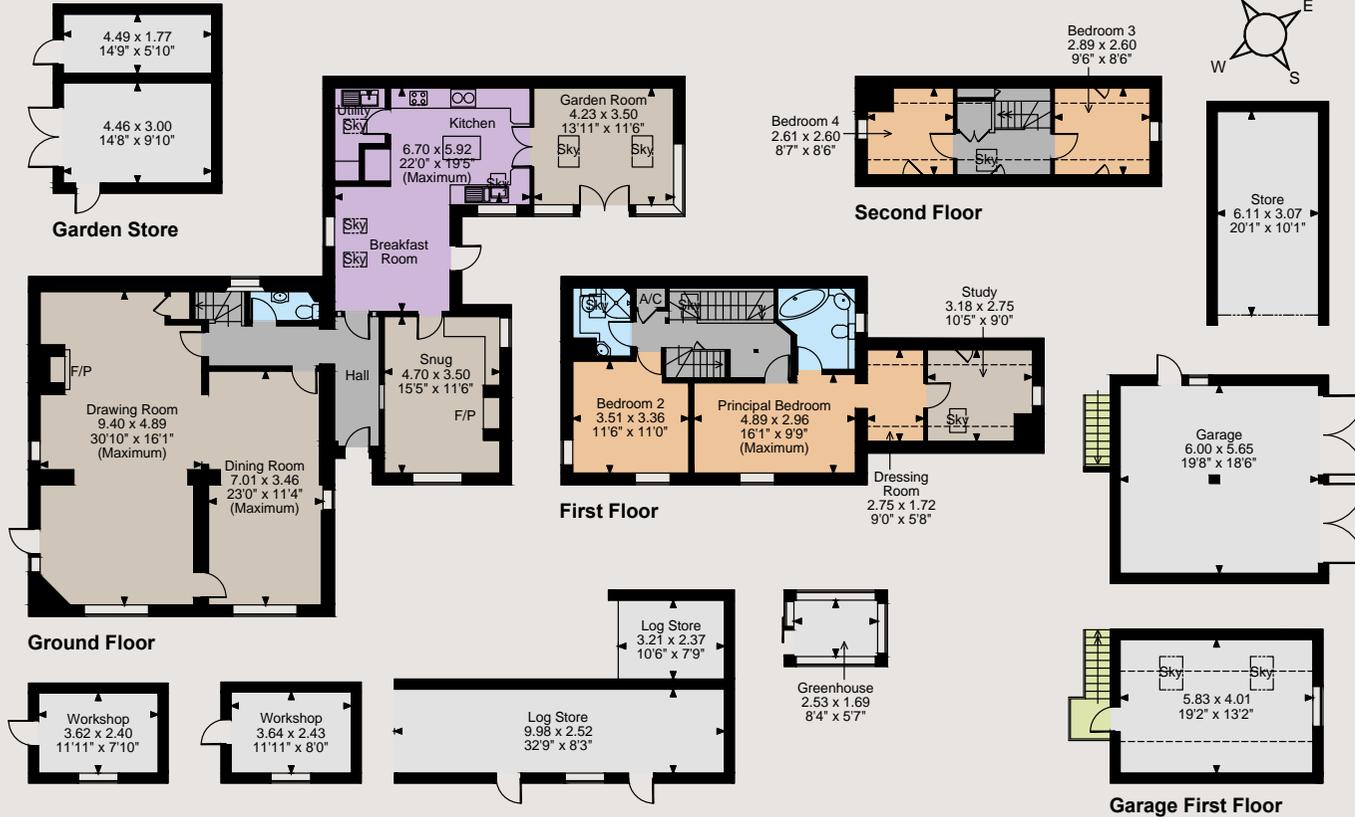








The Coach House Baye Lane, Ickham  
 Main House internal area 2,386 sq ft (222 sq m)  
 Garage Building internal area 497 sq ft (46 sq m)  
 Outbuildings internal area 1,045 sq ft (97 sq m)  
 Total internal area 3,928 sq ft (365 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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## Directions

From Canterbury: Leave on the A257 towards Sandwich. After 3.8 miles, in Littlebourne, turn left onto Nargate Street. Turn right onto Drill Lane, after 0.2 mile at the T-junction turn right onto The Street then after 0.4 mile turn left onto Baye Lane. The entrance gates to the property can be found on the left.

## Canterbury

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