The Green

The Street, Ickham, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A delightful, detached Grade II listed period house with extensive gardens, in a sought-after village setting

A charming period home with a wealth of character features, set in the heart of the small and picturesque village of Ickham, in view of the historic village church and moments from the surrounding countryside. Canterbury city centre is just five miles away, providing easy access to amenities, leisure facilities and transport connections.

- **3 RECEPTION ROOMS**
- **5 BEDROOMS**
- **2 BATHROOMS**
- **CARPORT**
- **ABOUT 0.5 OF AN ACRE**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **2,595 SQ FT**
- **GUIDE PRICE £850,000**

The property

The Green is a charming family home set in the heart of the village of Ickham adjacent to the village green and the parish church. Dating to the 18th century, the house was once a row of cottages. Extended to the rear in later years, the property combines to provide a comfortable home with plenty of character.

The entrance door at the side, opens to an entrance hall to the centre of the house whilst everyday access is through a spacious boot/utility room, providing a practical entrance leading into the kitchen. The kitchen has ample room for a table and is fitted with a range of wall units and built in cupboards.

Continuing through the hall, the sitting room also occupies the original house with exposed beams and a deep fireplace housing a wood-burning stove. Beyond is a peaceful library/study.

To the back of the house, overlooking the garden, is a well-proportioned dining room with a fireplace, which welcomes plenty of natural light, being triple aspect.

Upstairs, four of the bedrooms have built-in storage, including the spacious principal bedroom with its wooden fitted wardrobes. The fifth bedroom has a hatch to the loft, providing further useful storage. The family bathroom can be found on the ground floor, while there is a further family shower room on the first floor.

CLASS
ART DECO

Outside

Set in the heart of this peaceful village, The Green is approached via wooden double gates to the side of the house which open to a drive and parking in front of a two bay oak-framed carport.

The gardens are a beautiful feature of the property extending to approximatley half an acre. Behind the house a sheltered, west facing, terrace sits adjacent to a green house. The expansive level lawn stretches away beyond a koi carp pond and a nature pond. The garden is bordered by mature hedges and trees with the neighbouring church spire in view. A further large greenhouse and a shed is found to the end of the garden.

Location

The small village of Ickham lies in a peaceful yet well-connected setting just five miles east of Canterbury city centre. Local amenities can be found in Wingham, a thriving village with a useful range of facilities, including a post office, greengrocers, village store, three pubs, a doctor's surgery, a dentist and a well-regarded primary school.

The city of Canterbury, with its wide range of cultural, sporting and recreational amenities, also has array of well-regarded state and private sector schools.

Canterbury has two mainline stations offering a variety of commuter and stopping services to London. The high-speed service to St. Pancras takes just under an hour from Canterbury West. The A2/M2 can be joined just south of Canterbury at Bridge and links with the remaining southern motorway systems, Heathrow and Gatwick airports. The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

Distances

- Littlebourne 1.1 miles
- Wingham 1.4 miles
- Canterbury city centre 5 miles
- Aylesham 5 miles
- Sturry 6 miles
- Sandwich 7.5 miles

Nearby Stations

- Canterbury West
- Canterbury East

Key Locations

- Canterbury Cathedral
- Westgate Gardens
- Howletts Wild Animal Park
- The Beaney House of Art & Knowledge
- The Marlowe Theatre
- St Augustine's Abbey
- The Malthouse Theatre
- Canterbury Roman Museum

Nearby Schools

- Various local village schools
- The King's School
- St Edmund's School
- Kent College
- Simon Langton Grammar Schools
- St Faith's at Ash
- Northbourne Park

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

⊏⊐⊏⊐ Denotes restricted head height

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Floorplans

Main House internal area 2,595 sq ft (241 sq m)
Garage internal area 296 sq ft (27 sq m)
Shed & Greenhouses internal area 624 sq ft (58 sq m)
Total internal area 3,515 sq ft (327 sq m)
For identification purposes only.

Directions

CT3 1QT

what3words: ///surfacing.fuss.gambles - brings you to the driveway

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band G

EPC Rating: E

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