The Old Sweet Shop

The Street, Ickham, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

An intriguing detached five-bedroom family home situated in a sought-after East Kent village

An attractive period property, sensitively combining modern amenities and quality fixtures and fittings with a wealth of period features including exposed beams and original fireplaces. It is located at the heart of a desirable village, near to local village and city amenities, the road network and railway station.

- **4 RECEPTION ROOMS**
- **5 BEDROOMS**
- **2 BATHROOMS**
- **DOUBLE GARAGE & DRIVEWAY**
- **ABOUT 0.38 OF AN ACRE**
- **FREEHOLD**
- **VILLAGE**
- **2,713 SQ FT**
- **GUIDE PRICE £875,000**

The property

Converted from a former village store, The Old Sweet Shop is an attractive detached family home offering 2,713 sq ft of light-filled, flexible accommodation arranged over four floors. Configured to provide a practical and cohesive living and entertaining environment, it sensitively combines modern amenities with period features including two front aspect bow windows, sash glazing, exposed beams and original fireplaces and joinery.

The accommodation flows from a welcoming gable end reception hall with tiled flooring, a front aspect bow window with window seating and an open fireplace. On one side it opens to a dual aspect family room, extending to more than 32 ft in length, with a front aspect bow window and two exposed brick open fireplaces, and on the other to an L-shaped sitting and dining room with an exposed brick fireplace with wood-burner and French doors to the courtyard garden.

Approached from the sitting/dining and family rooms, the good sized, vaulted triple aspect kitchen has quarry-tiled flooring, a range of wall and base units, a central island with breakfast bar, Belfast sink, modern integrated appliances and doors to the rear terrace. A further door opens to a vaulted study/gym with French doors to the terrace. The property also benefits from generous cellarage, suitable for a variety of uses.

Stairs rise from the family room to the upper floors. On the first floor the property provides a principal bedroom with fitted storage and Jack and Jill access to the family bathroom, two further double bedrooms, a modern family shower room and a family bathroom with freestanding bath.

The property's two remaining double bedrooms are found on the part-vaulted second floor, one having double doors to a large wood-lined dressing room with two walk-in stores.

Outside

Set behind picket fencing and an area of level lawn, the property is approached over a gravelled side driveway providing private parking and leading through double five-bar gates to a detached double garage to the rear.

The well-maintained rear garden is laid mainly to level lawn interspersed with and bordered by mature trees. It features a greenhouse with an attached shed, a gravelled courtyard garden accessible from the sitting/dining room and a block-paved terrace accessible from the kitchen/dining room and study/gym, the whole ideal for entertaining and al fresco dining.

Location

Ickham is a picturesque village close to the cathedral city of Canterbury. The village has a village hall, church, spa retreat and gastropub whilst neighbouring Wickhambreaux has a church, village hall, shops, two pubs and a highly regarded primary school. The nearby larger villages of Littlebourne and Wingham provide wider local shopping and amenities including a Post Office, bank, medical facilities, primary schools, pubs and restaurants whilst Canterbury provides a broad array of shopping, leisure and educational facilities.

There are excellent road and rail links: the A2 links to the M2 and motorway network and the High-Speed train service to London St Pancras from Canterbury West takes just under an hour. The area has good access to Continental Europe via the Channel Tunnel terminal at Folkestone and the Port of Dover.

Distances

- Littlebourne 1.2 miles
- Wingham 1.8 miles
- Canterbury city centre 5.6 miles
- Sandwich 8 miles

Nearby Stations

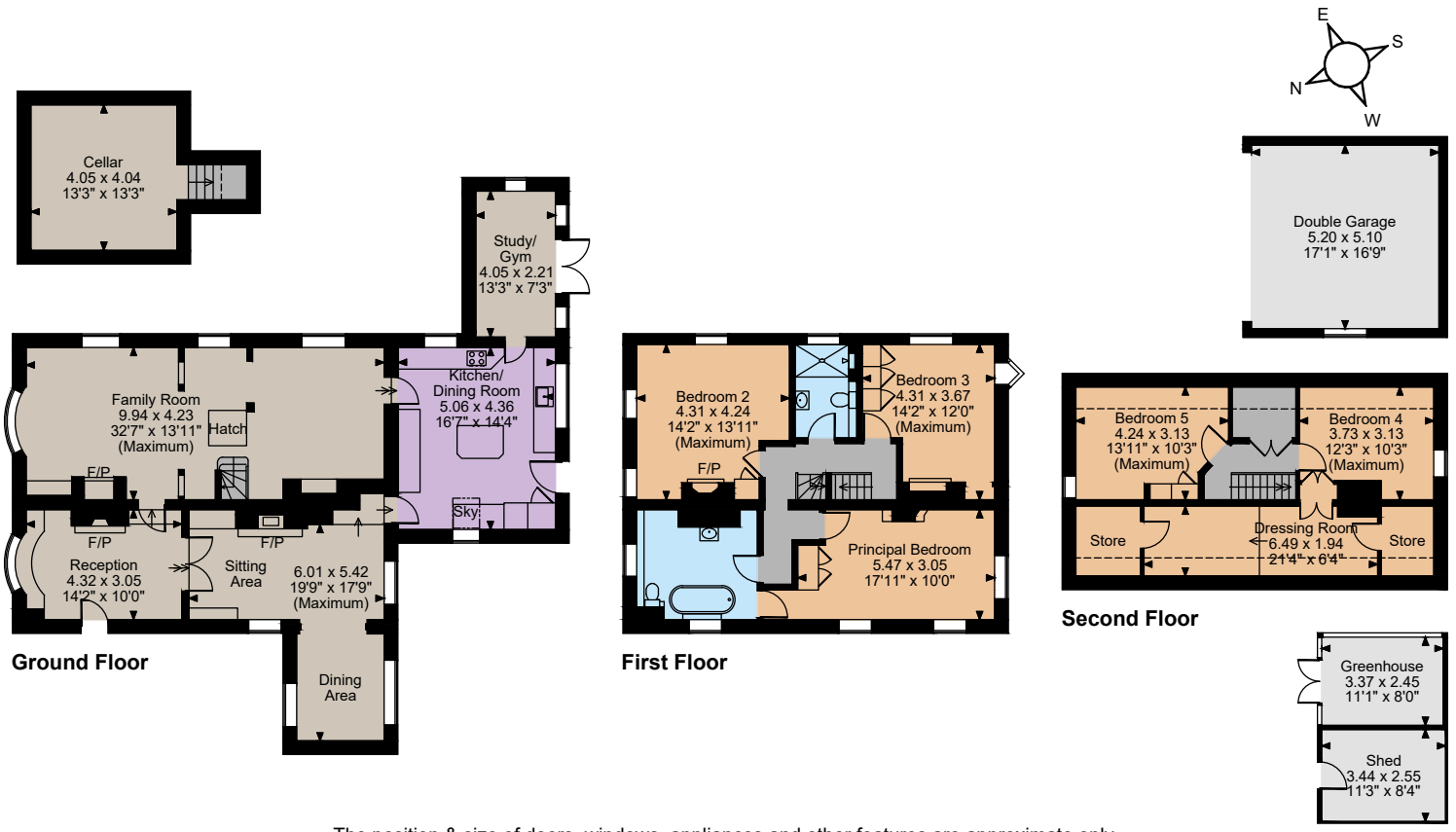
- Bekesbourne
- Canterbury West/East

Key Locations

- Canterbury Cathedral
- The Marlowe Theatre

Nearby Schools

- Various village primary schools
- Simon Langton Grammar Schools
- The King's School
- St Edmund's School
- Kent College



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 2,713 sq ft (252 sq m)
Double Garage internal area 285 sq ft (27 sq m)
Greenhouse & Shed internal area 188 sq ft (17 sq m)
Total internal area 3,186 sq ft (296 sq m)
For identification purposes only.

Directions

CT3 1QN

what3words: ///levels.incomes.slugs - brings you to the property

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: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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