



# Fickham Cottage

Tickham Lane, Lynsted, Kent

## A rare and extraordinary thatched retreat

Tickham Cottage is a one-of-a-kind Grade II listed thatched residence, where timeless charm meets exceptional craftsmanship. Nestled within glorious wrap-around gardens, this stunning home delivers a lifestyle that is as versatile as it is enchanting – an opportunity that simply does not come along often.



**3 RECEPTION ROOMS**



**4 BEDROOMS  
4 BATHROOMS**



**1 BEDROOM ANNEXE**



**DOUBLE GARAGE & DRIVEWAY**



**ABOUT 0.53 OF AN ACRE**



**FREEHOLD**



**RURAL/  
VILLAGE**



**4,163 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

Tickham Cottage is a unique Grade II listed thatched property, where timeless charm meets exceptional craftsmanship. Nestled within glorious wrap-around gardens, this stunning home delivers a lifestyle that is as versatile as it is enchanting.

At the heart of the property lies a showstopping bespoke kitchen, hand-crafted by a skilled local artisan and featuring luxurious marble worktops, an integrated wine cooler, larder units, an electric AGA, and having the added comfort of underfloor heating. This is a space designed to inspire.

The beautifully considered living accommodation flows effortlessly, offering a characterful period sitting room adorned with exposed beams and an open fireplace, a beamed dining room and further fireplace, a study/home office, a utility room, and cloakroom. There is also a ground-floor guest suite with wet room.

On the first floor there are three generous bedrooms including a sumptuous principal suite and a boutique style bedroom with dressing room and en suite bathroom. There is also a family shower room.

### Garage and annexe

There is an extensive garage with space for parking, and a substantial workshop and basement provides outstanding utility space.

Above sits a beautifully appointed self-contained annexe, with an open plan living area, bedroom and shower room - ideal for guests, extended family or rental income, subject to any necessary consents.



## Outside

The wrap-around gardens feature a charming summer house complete with its own fireplace, a magical treehouse with a glass balcony, vegetable and compost areas, and ample driveway and grass parking.

The gardens and grounds are attractively landscaped with mature trees and planted beds and borders. There is a pretty brick path and a stone terrace provides a seating area ideal for al fresco dining.

## Location

The historic downland village of Lynsted is surrounded by scenic countryside and lies close to the market town of Faversham, which provides good amenities with boutique shops, regular markets and choice of restaurants. Canterbury is within easy reach, as is the Kent coast and the seaside town of Whitstable. Nearby Teynham offers day-to-day amenities including shops, a school and a station.

Schooling is well catered for in the area. The well-regarded Lorenden Prep School is nearby (4.1 miles) and there are a number of grammar schools, including Queen Elizabeth's in Faversham, Highsted and Borden in Sittingbourne. Canterbury provides an array of further state and private options.

Excellent road and rail connections are close by, with the mainline stations at Sittingbourne and Faversham providing fast and frequent trains to London (St Pancras, Victoria and Cannon Street) from around an hour while the M2 (Junction 5) offers connections to the wider motorway network.



## Distances

- Teynham 1.6 miles
- Faversham and station 3.5 miles
- Sittingbourne and station 4.7 miles
- Whitstable 12 miles
- Canterbury 13 miles
- Maidstone 16.7 miles
- Ashford 17.3 miles

## Nearby Stations

- Teynham
- Faversham
- Sittingbourne

## Key Locations

- Leeds Castle
- Mount Ephraim Gardens
- Faversham Town & Market
- Chilham Castle & Village
- Oare Gunpowder Works Country Park

- Canterbury Cathedral (A UNESCO World Heritage Site)
- The Historic Dockyard Chatham

## Nearby Schools

- Local village primary schools
- Queen Elizabeth's Grammar School, Faversham
- Highsted Grammar School, Sittingbourne
- Borden Grammar School, Sittingbourne
- Simon Langton Grammar Schools, Canterbury
- Kent College
- The King's School, Canterbury
- St Edmund's School Canterbury
- Lorenden Preparatory School
- Sutton Valence School
- Ashford schools



## Floorplans

House internal area 2,512 sq ft (233 sq m)  
Annexe internal area 1,651 sq ft (153 sq m)  
Outbuildings internal area 280 sq ft (26 sq m)  
Total internal area 4,443 sq ft (413 sq m))  
For identification purposes only.

## Directions

ME9 OHS

**what3words:** ///snowstorm.abandons.cycled brings you to the property.

## General

**Local Authority:** Swale Borough Council

**Services:** Mains electricity and water. Oil heating. We understand from the vendor that the private cesspit drainage at the property complies with the relevant regulations. Confirmation is being sought.

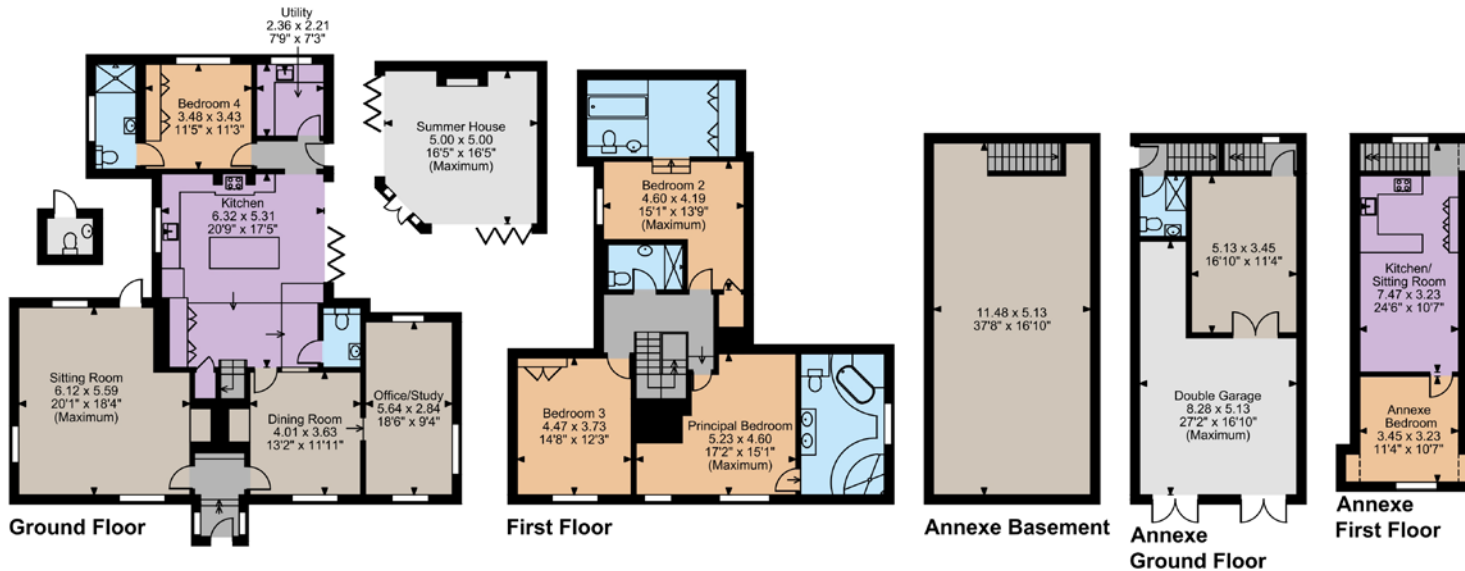
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** Main house - E; Annexe - C

**Planning:** Prospective purchasers should make their own enquiries of Swale Borough Council

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



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

□□□ Denotes restricted head height

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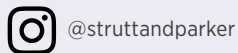
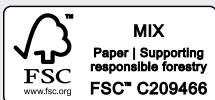
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## Canterbury

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