



Charles Bainbridge



2 Oast Cottages, The Street,
Ickham, Canterbury, Kent, CT3 1QR

£465,000









A delightful period cottage in a lovely setting within the picturesque village of Ickham. The property has attractively presented accommodation with a wealth of charm and atmosphere. On the ground floor is a lovely sitting room featuring an attractive fireplace with a multi fuel stove. There is a separate dining room open-plan to the staircase which rises to the first floor. To the rear is a utility room with an integrated washing machine and w.c. There is a comprehensively fitted kitchen/breakfast room incorporating a range of wall, drawer, and floor units, solid timber work surfaces and an integrated slimline dishwasher. On the first floor are three double bedrooms and the attractively fitted family bathroom. The property benefits from gas fired central heating, bespoke internal sealed unit double glazed sliding sash sealed windows proving both energy performance and sound insulation and is situated in the conservation area.

To the front vehicular right of way is gained over the courtyard area onto the parking space owned by the property. The garden is accessed via a pedestrian right of way leading to the rear, being a fully enclosed garden measuring approx. 23ft (7.01m) x 22ft (6.70m) having a shingled surface with borders, a timber shed and enclosed by timber panel fencing.

The property is situated in the centre of the quintessential village of Ickham, which boasts a popular pub, The Duke William, and is surrounded by farmland and countryside offering extensive walking and cycling. The nearby villages of Wingham and Littlebourne offer comprehensive local facilities while the Cathedral City of Canterbury is easily accessible and provides an extensive range of amenities including a wide selection of shops and restaurants, sports facilities, and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins.

Services: All mains services are understood to be connected to the property.

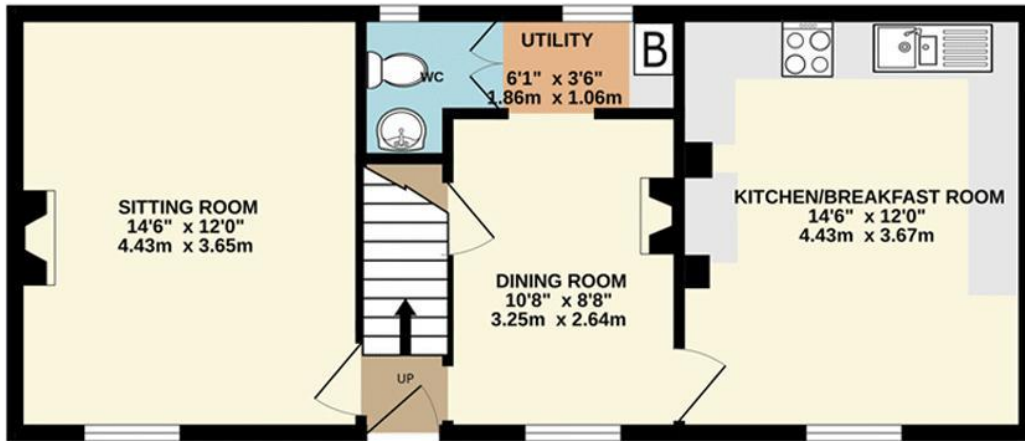
Tenure: Freehold

Council Tax Band: C

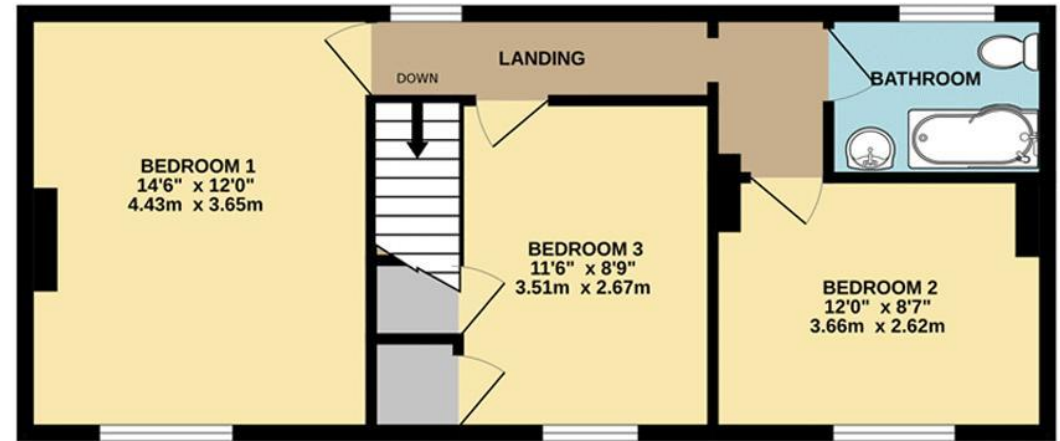
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	











Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles Bainbridge

1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com
charlesbainbridge.com