



Foundation

ESTATE AGENTS

TOWN, VILLAGE & DISTINCTIVE HOMES

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Little Cottage, The Street, Ickham CT3 1QT

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- Delightful Grade II Listed Detached Cottage
- Sensitively Extended & Renovated Throughout
- Many Beautiful Period Features
- Three Bedrooms – Two Bathrooms
- Three Reception Rooms
- Stunning Open Plan Kitchen/Dining Room
- Integral Garage & Glorious Private Gardens
- Highly Sought After Village Near Canterbury

SITUATION:

Little cottage is situated right in the heart of highly regarded Ickham (known locally as 'the friendly village'), which lies 5 miles southeast of the city of Canterbury. This picturesque location has many well preserved listed buildings, with an interesting mix of architecture, including the 11th-century church of St. John the Evangelist. There is a popular dining pub, the Duke William and a Spa retreat. Ickham also has a village hall, used as a venue for a range of activities, and a regular bus service to and from Canterbury.

The village is surrounded by some beautiful countryside, with numerous footpaths, making this an ideal location for those who enjoy outdoor pursuits.

The adjoining village of Wickhambreaux also has a church, a public house (The Rose Inn) and a well-regarded primary school, rated 'outstanding' by Ofsted. The larger village of Littlebourne, just a

mile away, benefits from a post office, shop, a primary school, a church and a GP practice, whilst nearby Bekesbourne is home to Howletts Zoo, along with a mainline train station which connects with Canterbury East station.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.





DESCRIPTION:

A delightful Grade II Listed detached cottage, beautifully presented and brimming with character, set within glorious gardens in the heart of this picturesque village.

We believe Little Cottage dates back to circa 1780 and displays many of the period features one would expect from this era, such as exposed beams and brickwork and two lovely inglenook fireplaces.

However the property has been carefully renovated over the years, including being generously extended in 2014, with a sympathetically styled rear addition which creates significantly more living space.

As with this extension, the finest materials have been used and great care has been taken throughout all of the alterations to the property to ensure that they complement the heritage of this fine period home.

The front door opens into a welcoming entrance hall, with exposed beams, oak flooring and stairs to the first floor.

To the left of the entrance hall, there is a wonderfully light and airy garden room. This has oak flooring, underfloor heating and a pleasant dual aspect, with French doors overlooking the rear garden.

To the right of the entrance hall, there is a splendid dual aspect drawing room, with a beautiful beamed ceiling and an inglenook fireplace with a wood burning stove.

From here, a solid oak, latch-key door leads to another reception room, a cosy 'snug'

with another inglenook fireplace with a Chesney wood burning stove.

The Snug then opens up into a spectacular open plan kitchen/dining/family room with a beamed and vaulted ceiling. This impressive room enjoys a triple aspect and lovely views over the well stocked gardens.

The kitchen has been fitted with an extensive selection of traditionally styled units, by luxury kitchen manufacturer Stoneham, set around a mix of oak and granite work surfaces, integrated appliances, a Villeroy & Boch butler sink, a pistachio coloured 'total control' electric Aga and a porcelain tiled floor.

The kitchen has access to the rear garden, as well as to a useful cellar, ideal for storage.

From the entrance hall, the main staircase rises to a galleried landing on the first floor, which in turn leads to two double bedrooms.

The main bedroom is a superb, dual aspect room, with a beamed and vaulted ceiling and a beautifully appointed en-suite bathroom.

This has been fitted with a high quality contemporary suite from Duravit, including a stunning freestanding slipper bath, and is



TENURE: FREEHOLD



finished in rich marble tiling.

An additional staircase leads to a secondary landing, a further bedroom and an adjacent wet room. This has been fully tiled and fitted with a modern and stylish suite, including a walk-in shower enclosure with a digital shower.

OUTSIDE:

Little Cottage is set back from the street, behind a walled front garden, which is mainly block paved, with attractive and well-stocked flower beds.

An electric, remote operated door opens onto an integral garage, which has power connected to it and a door to the rear garden.

The rear garden measures approximately 100 ft x 52 ft and has been lovingly planted and tended, creating a wonderful addition to this charming house.

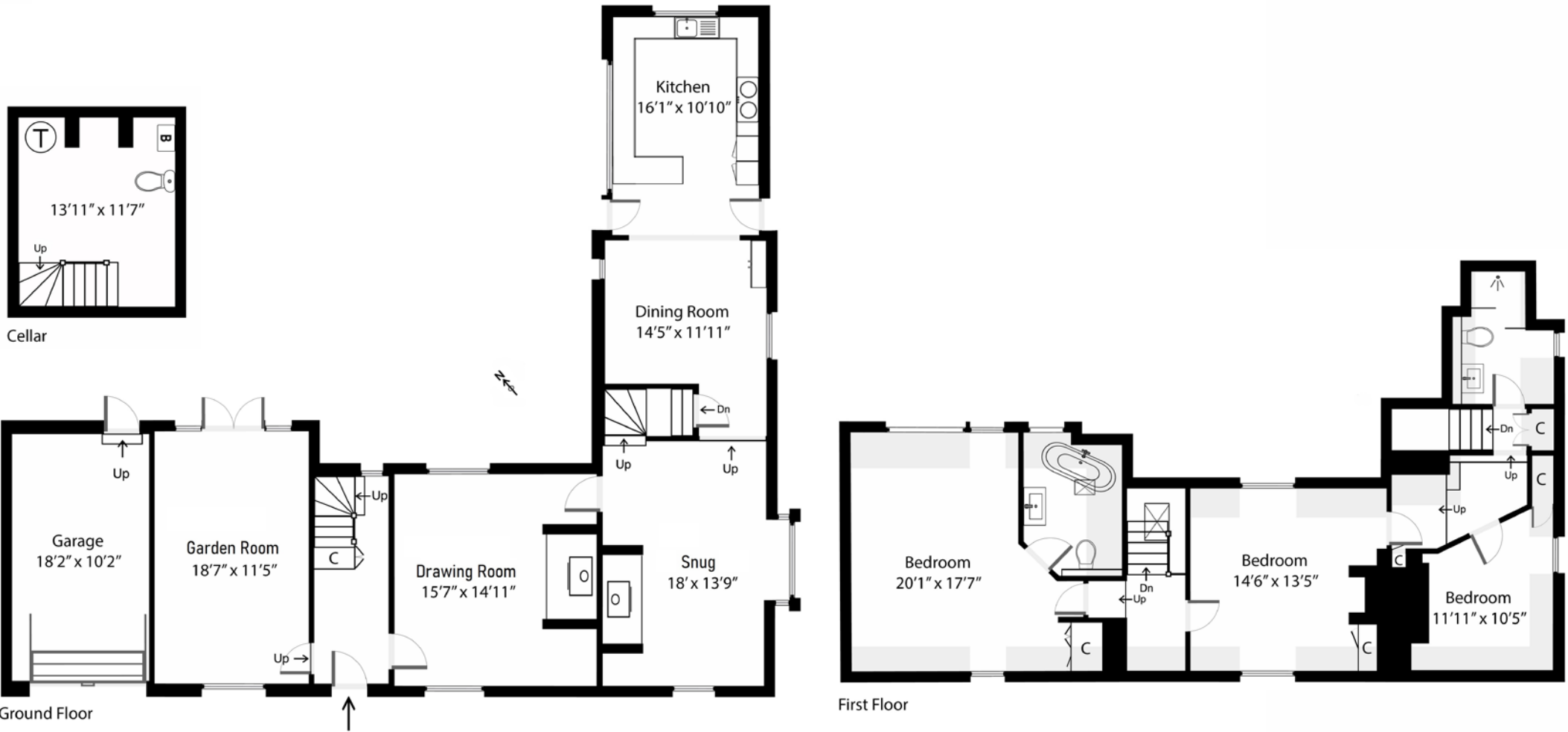
It is mainly laid to lawn, with well stocked beds and borders, a full width block paved patio area, a shed and a summer house.







TOTAL FLOOR AREA: Approx. 2361 sq. ft (219 sq. m) HOUSE: Approx. 2177 sq. ft (202 sq. m) GARAGE: Approx. 184 sq. ft (17 sq. m)
 EPC RATING: Exempt COUNCIL TAX BAND: F
 GENERAL INFORMATION: The property is served by all mains services. The property is Grade II Listed and within a conservation area.



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