



Price

£1,000,000  
Freehold

Ickham, Canterbury, Kent, CT3



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Bekesbourne Station 2.8 miles

Canterbury East Station 5.4 miles

Canterbury West Station 6.2 miles

With origins from the 17th Century, this delightful barn conversion oozes character and charm. With a vast open plan living space and a sunning oak spiral staircase this property is a must-see.



A truly unique 17th Century barn conversion  
Wonderful character and original features throughout  
Parking for two cars and rear garden  
Vast open plan living area with stunning oak staircase  
Fabulous kitchen/breakfast room with doors out to garden  
Popular and idyllic village location







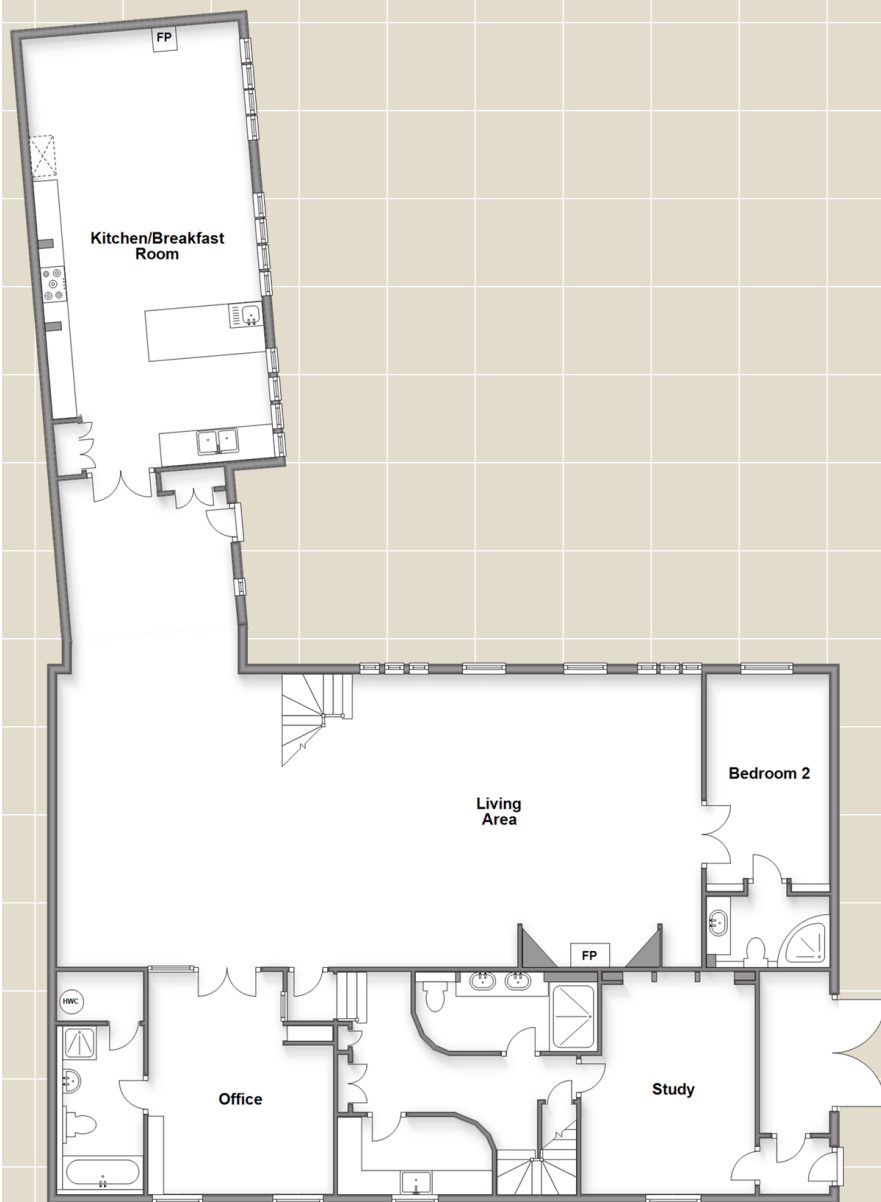
This unique L-shaped 17th century barn conversion, within the curtilage of a Grade II listed farmhouse, has been beautifully remodelled and includes an area that would make an excellent annexe. There is a shared driveway, two parking spaces and a gate to the courtyard style garden with a path to the main entrance that opens to a breath-taking double height vaulted and beamed ceiling reception hall/library with bookshelves and an impressive oak spiral staircase. Steps lead to the open plan living area with floor to ceiling windows, beams, engineered oak flooring and an inglenook fireplace with a log burner and a door to a double bedroom and en suite shower. The impressive single storey family space with a high vaulted ceiling and a wall of windows overlooking the garden incorporates a modern kitchen/breakfast room with a range cooker, island breakfast bar and cherry wood units housing various appliances, the dining area and sitting room with its contemporary log burner. There is an office/double bedroom with an en suite bathroom and flagstone steps to the utility room, shower room and a study with

external access to the drive as well as a separate staircase leading to two double bedrooms. The main bedroom is accessed via the spiral staircase and galleried landing and includes a vaulted ceiling, beams, fitted wardrobes and drawers, an en suite shower room and eaves storage. The secluded garden has a terrace, a lawn with shrub borders, a pergola covered seating area and a large garden shed.

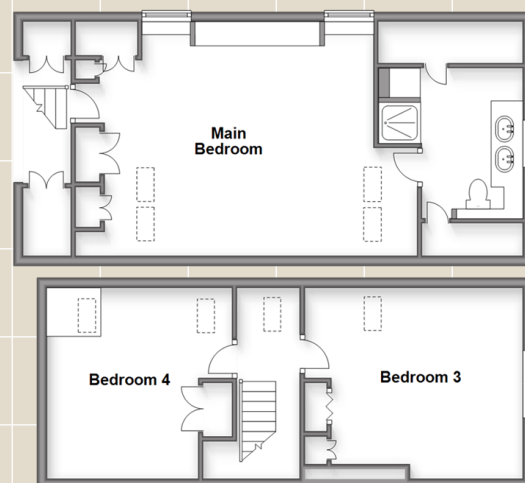
## What the owner says...

"We bought the property some years ago and have loved our time here as we really adore Ickham with its friendly community, but are now starting a new chapter. The house provides flexible accommodation and is a great place for entertaining. Although we are in the centre of the village the location is very private and quiet, with the entrance tucked around the side. Ickham itself is not on any through routes so traffic is not a problem. There is a village hall with plenty of activities, a beautiful church, the renowned Duke William pub and, if you want a bit of pampering, there is a luxury spa. Nearby Wickhambreaux is also delightful with a primary school rated Outstanding by Ofsted, a village hall and the Rose pub. It is not far to Canterbury with its historic buildings, high street stores, individual shops, theatres, three universities and restaurants as well as two train stations including Canterbury West where the high speed train can whisk you to St Pancras in under an hour, which is ideal for commuters."

**Split Level Ground Floor**  
Approx. 230.7 sq. metres (2482.9 sq. feet)



**First Floor**  
Approx. 90.2 sq. metres (971.2 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Canterbury on 01227 479317**

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