



FOR SALE
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 SKYHUNTER
PROPERTY CONSULTANTS

Woodcot Side
Ickham, Canterbury, Kent



Woodcot Side
The Street
Ickham
Canterbury
Kent
CT3 1QT

Littlebourne 1 mile Wingham 1½ miles
Canterbury and Station 4 ½ miles
(London St Pancras 56 minutes)
A2 (for M2) 4 miles
Sandwich 8 miles Dover 16 miles

An exquisitely refurbished Grade II Listed end-of-terrace cottage with potential to extend (stpp) with a charming garden within this sought after village

- Sitting Room
- Kitchen
- Double Bedroom
- Shower Room
- Gas central heating
- Good sized South-west facing rear garden

Viewing by appointment only

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Property Ref: SP1448/08/19

Situation

Woodcot Side occupies a delightful position forming part of a picturesque terrace of weather boarded cottages close to the centre of this sought after village which boasts the Duke William pub, an active church, village hall, the Tor Spa, livery stables and an equestrian centre.

In addition, the nearby village of Wickhambreaux retains a Church of England Primary School (rated 'Outstanding' by Ofsted), pub and church. Littlebourne and Wingham both offer further local amenities including shops, doctors' surgeries, pubs and a garage. Junior King's School at Sturry is 5 miles to the North-West.

Further services are available in the historic Cinque Port of Sandwich whilst the Cathedral city of Canterbury offers a variety of cultural venues (Marlowe & Gulbenkian theatres), schools (King's School, St Edmunds, Simon Langton Grammar Schools), colleges, and universities, together with a hospital and extensive shopping areas and other amenities.

Ickham is served 3 times daily by a local bus service, whilst from Canterbury East and West mainline stations there are connections to the high-speed train service at Ashford, the travel time to London's St Pancras being just 56 minutes.

The A2 at Bridge facilitates rapid access to the M2 motorway at Boughton, and also to Dover and the cross channel ferry services with the Eurostar Terminal at Cheriton a little further beyond.

The area is well known for its several famous golf links courses, including Royal St George's, the venue for the Open Championship in 2020 and Prince's at Sandwich and Royal Cinque Ports at Deal.

Description

Woodcot Side, which is Grade II Listed as being of Special Architectural or Historic Interest, and dates from the late 18th/early 19th century, comprises a delightful end of terrace two-storey cottage constructed in the traditional manner of a timber frame, weather boarded externally with sash and casement windows under a slate roof.

On the ground floor there is a charming sitting room with brick fireplace with potential for an open fire or woodburner, with exposed painted ceiling joists. Cupboard housing new consumer unit.

Beyond is an excellent newly fitted kitchen with a sink unit and oak work surfaces with 4 ring ceramic hob and oven, with extractor hood over, together with a range of units incorporating an integrated washing machine, freezer and refrigerator. There is a stable door to the rear garden.

From the sitting room a staircase rises to the first floor landing with hatch and retractable ladder to roof space with newly installed Combination central heating and domestic hot water boiler, utility cupboard with slatted shelves, door to the double bedroom with fireplace and built in wardrobe cupboard.

A second door opens to the shower room, overlooking the rear garden, with new shower cubicle, WC and wash basin, towel rail and extractor fan.

Gardens & Grounds

The cottage benefits from shared pedestrian access down the side of the property with gate opening to the rear South-West facing garden, also approached via the stable door in the kitchen, with lawned garden leading to a wood bark sitting area with timber and felt garden store, herbaceous and shrub borders, the whole bounded by a high timber fencing.

NB In common with many terraced properties there is a pedestrian right of way across the garden and side passage in favour of neighbours.

General Information

Services: Mains electricity, water gas and drainage.

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

Council Tax Band C with £1614.76 payable for 2019/20

Woodcot Side, Ickham, CT3 1QT

Approximate Gross Internal Area = 35.3 sq m / 380 sq ft

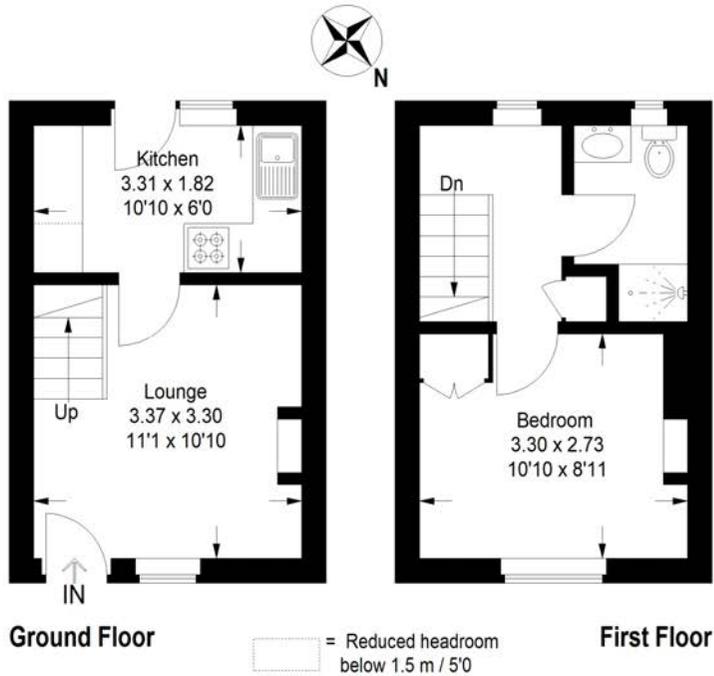


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