





The Granary
The Street, Ickham
Canterbury
Kent
CT3 1QN

Littlebourne 1 mile Wingham 2 miles
Canterbury and Station 4 ½ miles
(London St Pancras 56 minutes)
A2 (for M2) 4 miles
Sandwich 8 miles Dover 16 miles

An exceptionally well-presented converted barn providing spectacular accommodation, quietly set within one of East Kent's most picturesque and sought after villages

- Entrance hall
- Cloakroom/Utility Room
- 40ft Open plan Sitting/Dining and Kitchen
- Magnificent principal bedroom and bathroom suite
- Two further large double bedrooms and Shower room suites
- Gas Central heating
- Home Office; Garden Stores
- Off Street parking for 5 cars
- Landscaped lawned gardens and terrace

Viewing by appointment only

01227 469869

Property Ref: AJBT/1453/08.20



Situation

The Granary occupies a delightfully peaceful situation accessed via a gated driveway close to the centre of this picturesque and sought after village which boasts the Duke William pub, 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 (Marlowe & Gulbenkian theatres), educational (King's School, St Edmunds, Simon Langton Grammar Schools), colleges, universities, together with a hospital and extensive shopping centre 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 and Prince's at Sandwich and Royal Cinque Ports at Deal.

Other sporting and recreational pursuits include walks along the extensive local footpaths and bridleways, hockey at Polo Farm, first class cricket at Canterbury and sailing along the coast.

Description

The Granary comprises a superbly converted former

farmbuilding hidden down a driveway away from any traffic close to the centre of the village. 'L-shaped' in layout, this fine property is built in the traditional manner of brick and timber with double glazed windows under a tiled and slate roof.

The long single storey 'South' section comprises some 40' of open plan reception areas with open vaulted ceilings and patio doors opening onto the paved terrace. Beyond is an excellent fitted kitchen with Siemens integrated fridge/freezer, drinks fridge, oven/microwave, steam oven, master oven, coffee machine and induction hob.

The two-storey 'West' wing comprises a spacious entrance hall with a cloakroom/utility room and staircase to the first floor. Accessed from the entrance hall is the magnificent master bedroom suite, double aspect with a vaulted ceiling and ensuite bathroom with twin basins and wet room shower. On the ground floor there is also a second large double bedroom with an ensuite shower room.

From the hall a staircase ascends to the first floor which provides a third large double bedroom with a spacious ensuite shower room.

Gardens

To the front of the property is a delightful paved and illuminated terrace opening onto a lawned garden. There is off street parking for up to five cars and fronting the parking area is a garden store. At the rear of the property is a timber 'home office' with electricity and light and beyond a further lawned garden enclosed by high hedges. A pedestrian gate facilitates access to the farm land to the rear.

General Information

Services: Mains water, gas, electricity and drainage. Gas-fired central heating.

Local Authority: Council Tax Band E with £ 2,343.69 payable for 2020/21. Canterbury City Council, Council Offices, Military Road, Canterbury, Kent CT1 1YW Tel: 01227 862000

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