



**Godwin  
Curtis**

Independent Estate Agents

## Stable House

Ickham, Canterbury, Kent



**SKYHUNTER**  
PROPERTY CONSULTANTS



**Stable House  
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

**A superb contemporary family  
house with annexe in the centre  
of this most sought after village**

- Reception Hall; Sitting Room with vaulted ceiling; Dining Room; 2 Studies
- Kitchen/breakfast Room; Utility Room
- Principal Bedroom, Walk in Dressing Area & Bathroom
- Guest Bedroom with vaulted ceiling, Dressing Area & Bathroom; Further Double Bedroom & Shower Room
- Attic storage room
- Detached garage with s/c Annexe accommodation; Electric charging point
- Private driveway; Extensive illuminated landscaped courtyard garden; lawned and 'wild' garden; vegetable garden  
Viewing by appointment only  
01227 469869  
[Office@skyhunter.co.uk](mailto:Office@skyhunter.co.uk)  
[www.skyhunter.co.uk](http://www.skyhunter.co.uk)

Property Ref: AJBT/1463/05.23

### Situation

Stable House lies close to the centre and within the Conservation Area of this picturesque and 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 (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 original part of Stable House formed part of the stables of the nearby Old Rectory and in 2004 was developed and extended to provide the exceptional house of today.

Stable House is constructed in the traditional manner of brick and blockwork walls with brick and weather-boarded elevations and double glazed windows under a Kent peg tiled roof.

The emphasis in the design is to maximize the ingress of light and this can be seen with the well-proportioned open pitch ceilings in a number of rooms, the majority of which enjoy attractive aspects over the landscaped courtyard and garden.

The house is approached from the village lane via an illuminated, gated, gravelled drive, which terminates in a parking area in front of the garage. There is ample parking and the ability to pass parked cars on the driveway. Beside the front door is an electric charging point.

On the ground floor the front door opens to a reception hall with full height windows and doors overlooking the rear courtyard and with a gas-coal effect fire.

To the left is the dining room, beyond which is access to the kitchen and utility room, and also a passage leading to a study and large sitting room with vaulted ceiling. These two rooms also share a gas coal effect fire.

There is also access from this passage to a flight of stairs leading to a first floor double bedroom with vaulted ceiling, dressing/storage area and bathroom, together with a substantial, boarded and lit loft storage area.



From the reception hall, a second passage leads past a double bedroom with separate shower room and WC, to the principal bedroom suite, with bedroom, walk in dressing area, bathroom, separate WC and study.

There is full gas fired central heating plus electrically powered immersion heater and separately a diesel-powered generator with automatic activation in the event of a power cut.

### Outside

Fronting the drive is a detached two-car garage with up and over doors, storage and electricity supply. To the side a pedestrian door opens to a kitchenette and shower room and there is a flight of stairs to a large studio bedroom/sitting room. The kitchenette and shower room are heated from the house supply whilst the first floor can be heated via electric heaters.

### Gardens & Grounds

The house is built around an extensive, illuminated, rear courtyard with herbaceous and shrub borders, barbecue and sitting areas. There is then access to a wild garden fronting which is a greenhouse, brick-built potting shed and a garden shed. The garden is enclosed by a high brick wall. Beyond is a paved area with raised vegetable/herb beds and access to the driveway.

### General Information

Services: Mains electricity, gas, water and drainage.

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

Council Tax Band 'G' with £3556.12 payable for 2023/2024



### Joint Agents



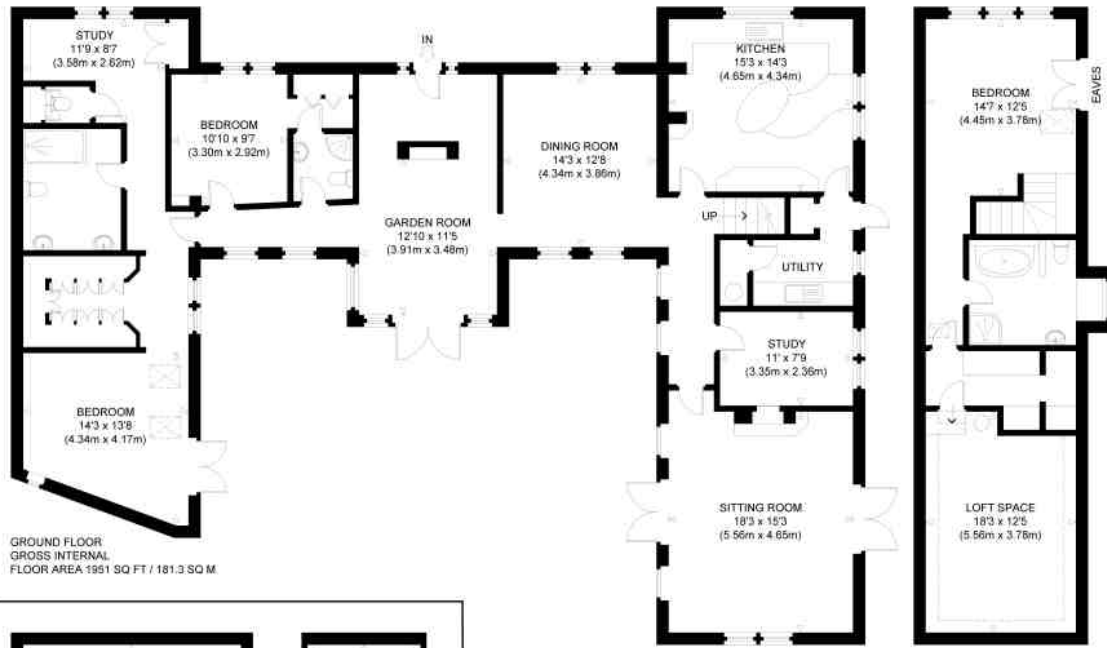
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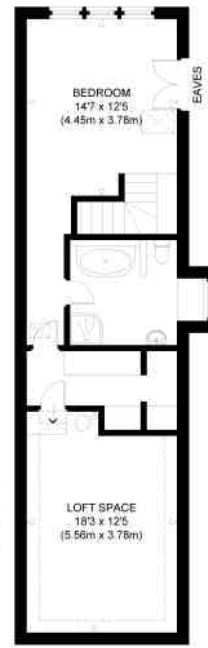
Skyhunter Property Consultants  
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1951 SQ FT / 181.3 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 416 SQ FT / 38.6 SQ M



ANNEX GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 570 SQ FT / 53.0 SQ M



ANNEX FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 296 SQ FT / 27.5 SQ M



STABLE HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2367 SQ FT / 219.9 SQ M (EXCLUDING LOFT SPACE)  
ANNEX FLOOR AREA 866 SQ FT / 80.5 SQ M (INCLUDING AREAS OF RESTRICTED HEIGHT)  
TOTAL COMBINED FLOOR AREA 3233 SQ FT / 300.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Skyhunter Property Consultants and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that:  
(i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract  
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(iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ  
(iv) It must not be assumed that the property has all the required planning or building consents.  
Skyhunter Property Consultants is the trading name of Adrian Thompson. The office can be found at 1 Court Cottages, The Street, Ickham, Canterbury, Kent CT3 1QP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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