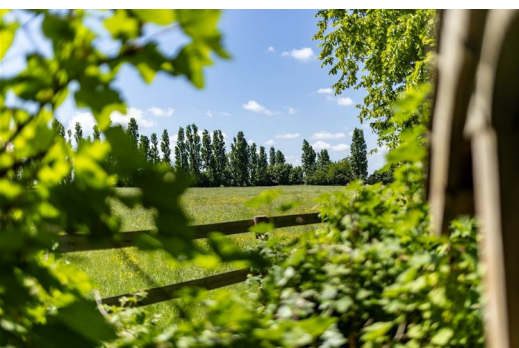




Tickham Cottage Tickham Lane, Lynsted ME9 0HS

Tickham Cottage is a spacious and inviting Grade II listed 16th century cottage, featuring several later additions set in beautiful landscaped gardens in the most charming position on the outskirts of the pretty Kentish village of Lynsted near Faversham. This handsome thatched cottage retains several original features, such as impressive inglenook fireplaces and mullioned windows having recently undergone a stylish refurbishment to accommodate modern living. Upgrades include; an exceptional bespoke hand-made kitchen with granite work tops and large marble central island, high specification luxury bathrooms and hand-crafted wardrobe units.

£1,150,000



Description

The accommodation comprises on the ground floor; utility room with granite work top, guest bedroom 4 (double) with bespoke built in wardrobes and pristine en suite shower / wet room, large open plan bespoke made kitchen / breakfast room with central island, granite work tops and hand-made units, underfloor heating, electric Aga and large bi-fold doors leading to the pretty garden bringing the outside in. Guest wc, formal dining room, study / play room / reception 3, main porch, large sitting room with period features and wood burner. On the first floor; bedroom 1 (double), immaculate family shower room, bedroom 2 (large double) with stunning en suite bathroom and dressing room, bedroom 3 (large double) leading to impressive en suite bathroom with marble wet / shower and egg bath, his and hers sinks all beautifully appointed.

The exterior includes; attractive landscaped gardens and grounds, stone wrap around terrace, pretty brick path, mature trees and shrubs, feature outside wc, impressive tree house, large double garage, 1 bedroom annexe with open plan kitchen / sitting room, double bedroom and bathroom, vast basement panic room / storage space, orchard and vegetable plot, large summer house with oak framed windows and doors and feature fire place, outdoor BBQ area and ample off street parking for at least 8 cars.

Further information

The original cottage was extended substantially in 1992 with the addition of a new kitchen, bedroom, and upstairs shower room. Land was also purchased at the same time to build a large three-story garage and to extend the garden at the back and side of the property. In 2012, the house underwent comprehensive internal renovations, and a further extension was added to provide a guest bedroom with an en-suite bathroom and a utility room. A substantial oak-beamed summer house, thatched to match the cottage, was also built in the corner of the garden. This space offers a large area for entertaining, complete with a built-in BBQ and pizza oven.

The most recent addition to the property is a treehouse, constructed several years ago to a very high standard. The treehouse features a balcony edged with a glass veranda and is cleverly hidden within the extensively landscaped and manicured gardens of approximately 0.80 acres. There is also a separate area containing fruit trees and vegetables overlooking the surrounding fields.

Location

Tickham Cottage lies within the village parish of Lynsted, where a fine selection of period homes lines the village street, including the ancient Parish Church of St Peter and St Paul. It is surrounded by typical rolling Kent countryside with a variety of orchards and fruit farms offering a plethora of scenic walks and rides.

The nearby village of Teyham sits just a couple of miles away and offers numerous day-to-day amenities including shops and a local primary school. For a more comprehensive range of cultural, recreational and leisure facilities, Sittingbourne, Faversham and Canterbury are all within easy reach.

Excellent road and rail connections are close by, with a mainline station in Teynham and also nearby in Sittingbourne and Faversham providing fast and frequent trains to London (Victoria) in around an hour while the M2 (Junction 6) offers connections to the further motorway network. Ashford International Station is also within close proximity, while the Channel Tunnel at Folkestone and the historic Port of Dover provide regular crossings to the continent.

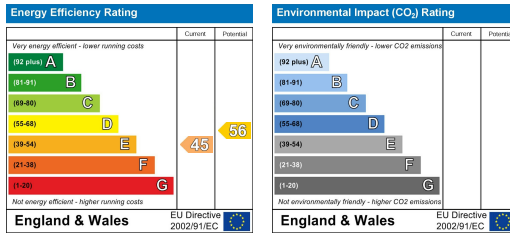
There is an excellent range of popular independent and state schooling options in the surrounding area, with several nearby schools in both the primary and secondary levels, including Grammar schools, being rated 'Outstanding' by OFSTED. The city of Canterbury also contains several top-performing independent schools.

For Sale: Freehold

Services: Mains electricity, Mains Water, Oil Central heating.

Council: Swale Borough Council Band: G

EPC: E



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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