



Price

£1,100,000
Freehold

Wickham Lane, Ickham, Canterbury,
CT3

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Canterbury East Station 5.4 miles

Canterbury West Station 6.2 miles

Ashford International 20.6 miles



Found in the popular and friendly village of Ickham, this immaculately presented period property offers the perfect combination of period character and modern luxuries.



A beautifully presented period home
Double garage and electric gated driveway
Four reception rooms including the impressive dining hall
Contemporary kitchen/breakfast room with high end integrated appliances
Delightful secluded garden with terrace for entertaining
Wonderful village location within 5 miles of city centre





Discreetly hidden behind a high hedge is this delightful period residence with its origins in the Georgian era. It has been extended over the years and recently refurbished to the highest standard providing everything needed for modern day living while still including period features. It is approached either via a gate in the hedge or you can drive through electronic double gates onto a large gravel frontage where you can park a number of vehicles and adjacent to the double garage. Beyond the driveway is the modest garden surrounded by the tall hedging. It is primarily laid to lawn interspersed with trees and shrubs and a vine covered walkway leading to the large terrace and the house with its mellow brickwork, multipane sash windows, Palladian style porch entrance and front door.

You will be awestruck by the stunning entrance hall with its carved wood fireplace, bespoke engineered oak flooring that flows through all the ground floor reception rooms and archways to the very large lounge/dining room. As well as the large lounge area there is a glazed door to the

drawing room with its marble fireplace and a fascinating two-way fire through to the dining area. There is also a small antechamber off the drawing room with french doors to a side terrace.

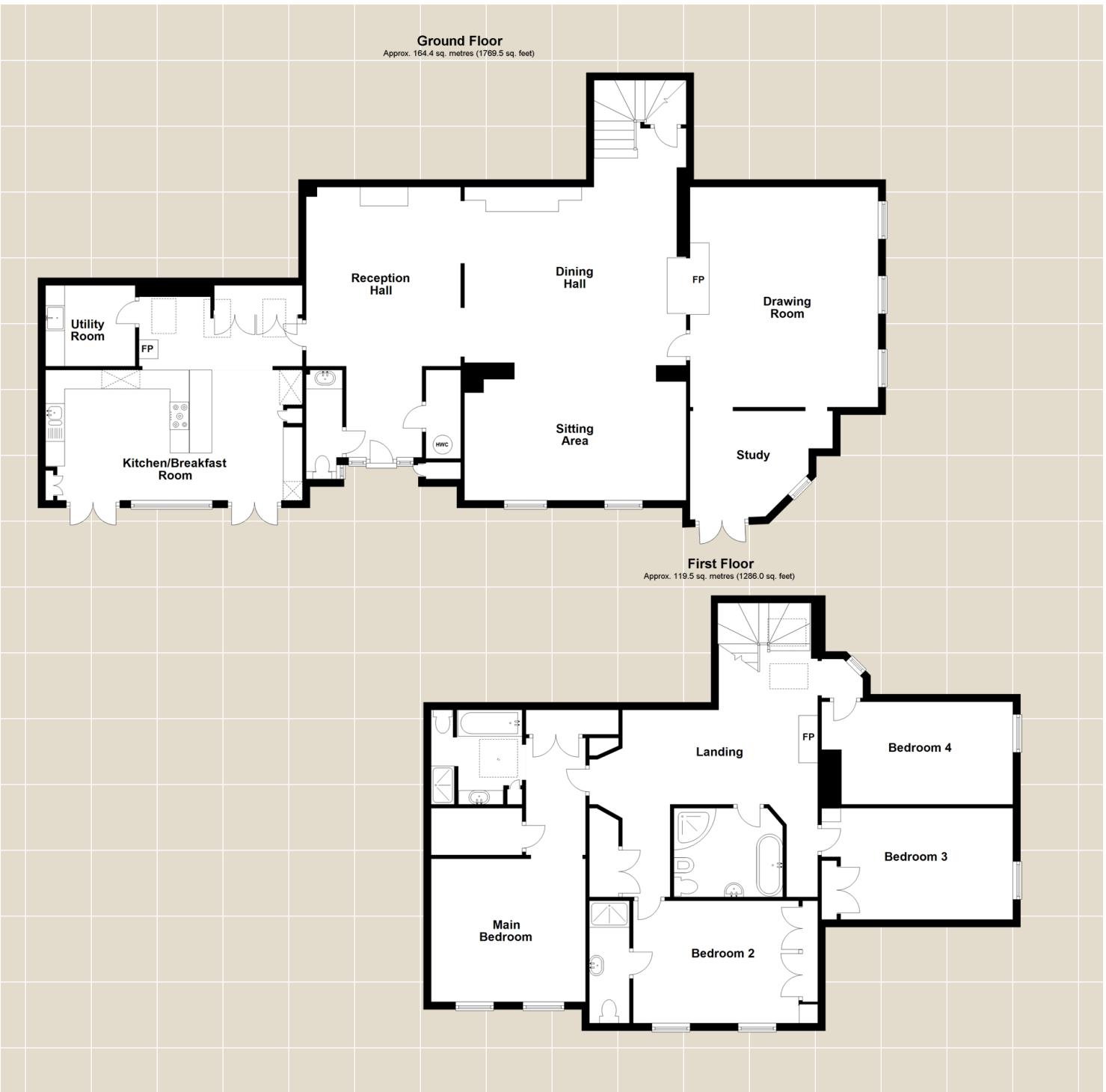
The superb contemporary kitchen/breakfast room has porcelain floor tiling, a trendy log burner and a central island including a solid wood topped breakfast bar. This light and bright room has two sets of french doors to the terrace, views over the garden and skylights providing additional natural light. There are very high quality units housing

top-of-the-range appliances and also a utility room, cloakroom and boot cupboard on the ground floor.

At the top of the wide wood staircase you find an impressive landing that was part of the historical ballroom for the Old Rectory and leads to the attractive and modern family bathroom as well as to the four double bedrooms. These include the main bedroom with an ultra modern bathroom and a walk in dressing room and a guest room with an en-suite shower and fitted wardrobes

What the owner says...

"We bought the house some eight years ago and spent two years renovating and updating the property and we hope that new owners will enjoy everything we have done to create the lovely home it is today"."



For directions to this property please contact us.

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

Canterbury on 01227 479317
23 Watling Street, Canterbury, Kent, CT1 2UA
canterbury@fineandcountry.com

London office
121 Park Lane, Mayfair, London, W1K 7AG

FINE & COUNTRY

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
58	76