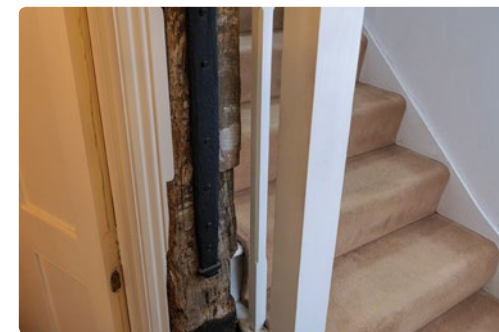




Freehold



The Coach House, Baye Lane, Ickham CT3 1RB

- Charming Detached Country Residence
- Beautiful Period Features Throughout
- Four Bedrooms - Two Bathrooms
- Three Reception Rooms Plus Garden Room
- Stunning Kitchen/Breakfast Room With Vaulted Ceiling
- Detached Double Garage With Home Office Above
- An Acre Of Magnificent Gardens, Paddock & Fruit Orchard
- Splendid Views Over Ickham Village Church

SITUATION:

The Coach House enjoys an enviable position, situated just outside the heart of the sought after Ickham village, which lies 5 miles southeast of the city of Canterbury. This picturesque location has many well-preserved listed buildings, with an interesting mix of architecture, including the 11th-century church of St. John the Evangelist. There is a popular dining pub, the Duke William, and a Spa retreat. Ickham also has a village hall, used as a venue for a range of activities, and a regular bus service to and from Canterbury. The village is surrounded by some beautiful countryside, with numerous footpaths, making this an ideal location for those who enjoy outdoor pursuits.

The adjoining village of Wickhambreaux also has a church, a public house (The Rose Inn) and a well-regarded primary school, rated 'outstanding' by Ofsted. The larger village of Littlebourne just a mile away, benefits from a local farm shop called Ivy Barn which also

has a little café. Within the village there is also shop, a primary school, a church, and a GP practice, whilst nearby Bekesbourne is home to Howletts Zoo, along with a mainline train station which connects with Canterbury East station.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities.

Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.



DESCRIPTION:

An extraordinarily unique detached residence with a wealth of history, and occupying a generous 1acre plot of beautifully landscaped grounds, which includes an orchard and sweeping driveway with a two-storey garage which has the potential to convert into an annexe, STPC

The Coach House is an enchanting property which has undergone a significant amount of restoration and renovation which includes sensitively extending the property to become a beautiful 2500 sq.ft family home.

Originally housing horse drawn carts for the Baye estate, the property is flourishing in history and period features including the original brick coach house arches, exposed beams, open fireplaces, stripped flooring and characterful windows.

The property has been with the current owners for over forty years, and converted in 1996, using innovative architectural design

and fine craftsmanship throughout, the result is a beautiful mix of modern convenience and period charm.

Accessed via electric gates the gravelled driveway sweeps round to the front of the coach house, which has an attractive façade of beautifully pointed brick work, pretty windows and Kent peg tiled roof.

The front door opens into a splendid hallway with African slate tiles set over underfloor heating which runs through to the vaulted kitchen breakfast room with incredibly high ceilings dressed in rich oak beams. Here one will find a bespoke solid wood fitted kitchen which encompasses a two oven Aga and is complemented by an extendable kitchen island, designed, and crafted by a local joiner who has also incorporated a granite topped preparation area. This space is further enhanced by a utility room with plenty of room for laundry appliances and a Sheila Maid for drying washing.

French doors open into a striking oak framed

garden room with the same beautiful stone tiles and underfloor heating allowing the room to be enjoyed all year round. A snug also comes off the kitchen breakfast room and has an open fireplace, and built in cupboards, it could work perfectly as a children's playroom.

The main hallway with elegant cloakroom, leads one to the oldest part of the Coach house which is adorned in character, there are beamed ceilings, stripped floors and the original arches of the coach house, along with a wine cellar.

The dual aspect family room has splendid views of Ickham Church and offers a formal dining area, as well as a sitting room and living area with open fireplace with antique stone surround.

To the first floor there is a well-appointed shower room and two double bedrooms both with idyllic views, the main bedroom has a dressing area that leads onto another room currently used as an office but could





be a nursery, it is further complemented by a luxury ensuite bathroom that has Italian sanitary ware and attractive tiles. To the second floor there are two single bedrooms and a little landing between, this would be ideal for children sharing.

OUTSIDE:

The Coach House is in a peaceful position with a great deal of privacy given by the abundance of mature trees. The electric gated entrance is shaded by a Ginkgo tree and has a lockable letter and parcel box. The sweeping driveway leads to ample parking for numerous cars and a two-storey oak framed garage which offers the potential to be converted into a self-contained annexe. STPC

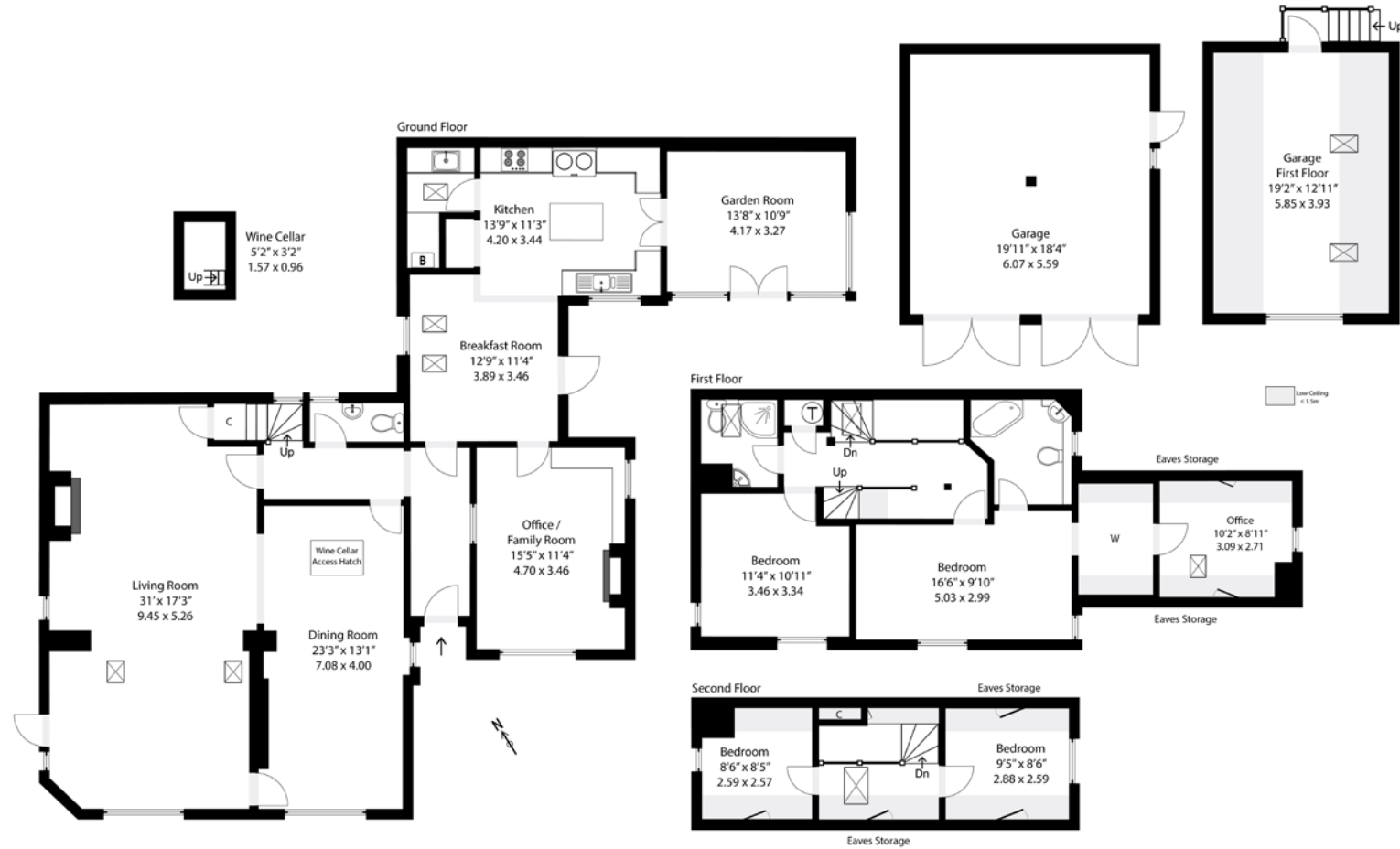
The front lawn is bordered by established shrubs and wattle fencing, there is a large pond which was designed by a Chelsea show gold medallist who has edged the pond with rocks that have a pink hue, unusually beautiful. The front garden can be accessed via the French doors in the garden room and the door in the breakfast room, which open out onto a charming seating area, there is a magnificent California Redwood tree which offers delicate shade in the summer.

There is another patio area with Yorkstone tiles, set at the rear of the property with stunning views of the 12th century village church, next to the terrace there is a well, there is an electric pump allowing the rainwater to be used for watering the garden. The driveway with Serpentine brick wall leads to the orchard which has several fruit trees, a fruit cage, a wild garden and various sheds and barn stores. Due to the vehicular access to the field, this can also be used for additional parking, if required.









TOTAL FLOOR AREA: 3078 sq. ft (286 sq. m)
 HOUSE: 2465 sq. ft (229 sq. m)
 GARAGE: 613 sq. ft (57 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All mains services connected.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

