



Icknor House
Old Forge Lane | South Green | Sittingbourne | Kent | ME9 7RY

Seller Insight

“Nestled in the peaceful countryside close to Sittingbourne, Icknor House is a superb sixteenth century property providing a combination of historical character and grace with the conveniences and comfort of twenty first century living. The present owners fell in love with the house and its grounds the first time they viewed and describe their initial drive along the long and sweeping driveway, lined by trees and woodland when they felt a sense of stepping into another world; a sanctuary immersed in nature.

The owners have lovingly and carefully undertaken a complete refurbishment of the house, whilst ensuring it retains its original character. Work has included replacing and updating the water system and electrics; installing new bathrooms, an Aga and fireplace and finally erecting an 'Octagon building' in the grounds from where you could easily run a business.

At the heart of the home is the large kitchen, a bright and inviting space, ideal for family gatherings and entertaining friends. It is a pleasing mix of country style with a modern elegance, where striking chandeliers hang over the ten foot marble table and the central island, emphasising the charming character that you find throughout the house.

Two reception rooms provide the family with comfort and space. The Green Room with its original oak beams is where they can simply relax and enjoy their surroundings. The massive fireplace is a stunning central feature and there is space for sinking into comfy chairs whilst others can play pool, and in summer you open the doors onto the rose garden, inviting the outside in. It is truly an all year room: with the fire blazing it is a winter refuge and in summer a room filled with light and air. The Blue Room is yet another retreat and works as a study and a TV room.

On the first floor, two of the bedrooms have original beams and continue the theme of warmth and comfort, with every window framing stunning garden and country views. Icknor House is a home that is a series of visual treats and a luxury and comfortable lifestyle.

The owners say that three acres of the seven acres surround the house. An orchard produces a bumper harvest, with plentiful apples for cider making. Wildlife such as foxes, badgers and owls frequent the grounds and buzzards and falcons are often seen sitting on posts or circling above. Walks through the surrounding woodlands are carpeted in bluebells each spring, the field is full of summer daisies and a grassy area has a beautiful circle of willow trees. It is a tranquil oasis, but perhaps the most captivating feature is that lack of light pollution enables you to sit there on a summer night under a canopy of stars. Total peace and beauty.

Despite its rural setting, the property enjoys excellent and easy connections to the M20 and the M25, Maidstone is eight miles away and Sittingbourne is a fifteen minute drive. It is a ten minute walk to the excellent Hook and Hamlet pub and the area abounds in good restaurants, whilst the wider area has charming villages and towns set in the glorious Kentish countryside.

The owners say they will miss their private estate as it has given them a superb lifestyle. They will miss the sound of the night owls, evenings by the fire, walks in the woodland, and the sense of calm that envelops you as soon as you turn into the drive. Icknor house is a very special property set in timeless beauty.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Icknor House

Fine & Country proudly presents Icknor House, an enchanting Grade II Listed 16th-century residence of exceptional beauty and character. Idyllically nestled within seven acres of grounds, this unique and inspiring home stands beyond impressive wooden gates that glide open to reveal a tree-lined sweeping driveway, leading through a landscape of timeless tranquillity towards the historic house at its heart. Steeped in centuries of heritage yet perfectly attuned to modern living, Icknor House offers a sanctuary of rare privacy and charm, where history, elegance and nature unite in perfect harmony.

Lovingly restored by its current custodians, the property radiates a sense of tranquillity and refined grace. Within, generous and versatile accommodation flows effortlessly, offering four elegant bedrooms and four reception rooms designed for both formal entertaining and relaxed family living. Every space tells a story, from the light-filled traditional Shaker-style kitchen, the heart of the home, with its Aga complemented by high specification integrated appliances, marble-topped island, walk-in larder and separate utility room. This inviting space perfectly blends traditional country charm with contemporary elegance, creating a social hub ideal for family gatherings and culinary creations.

The series of reception rooms each offer their own atmosphere and purpose. The Green Room centres around a magnificent inglenook fireplace inset with a log burner, creating a warm and inviting retreat, while the Blue Room provides a peaceful study or reading space. The third reception room, a comfortable television lounge, has been the setting for countless cherished memories, a place to unwind with family and enjoy evenings together in comfort and warmth.

Ascend the beautiful oak staircase with glazed balustrade to discover four well-appointed bedrooms, each framing captivating views of the gardens and surrounding countryside. The principal suite enjoys a luxurious en suite, complemented by a stylish family bathroom and a further ground-floor shower room, all designed to deliver modern comfort while preserving historic grace.

Beyond the main house lies an array of distinctive outbuildings, each with its own personality and purpose. A double car barn with workshop, kitchenette and shower room has planning permission to extend, creating a substantial space ideal for a gym, home office or leisure suite, with an integrated storage shed completing the design. Another outbuilding serves as an arts and crafts studio, while a charming timber studio with log burner, mezzanine and bi-fold doors opens directly into the gardens, offering an inspiring setting for creativity, reflection or enterprise. The striking Octagon building, with its vaulted ceiling and panoramic woodland views, provides an exceptional space that could lend itself to a variety of uses, blending practicality with tranquillity.





Step outside

Icknor House

Three acres of formal gardens surround the property, extending to a total of seven acres, providing a private and peaceful sanctuary of lawns, woodlands, and timeless charm, where the landscape opens to reveal a field of summer daisies and a graceful circle of willow trees, a whimsical, almost magical feature that captures the essence of this enchanting home. Beyond the estate, the expansive grounds of the Woodland Trust gently envelope Icknor House, offering a natural extension to its setting, with bluebell walks weaving through ancient woodland. As dusk falls, the absence of light pollution reveals a celestial canopy of stars, a nightly reminder of Icknor House's rare and almost spiritual calm.

Despite its rural seclusion, the estate enjoys excellent access to the M20 and M25, with Maidstone just eight miles and Sittingbourne fifteen minutes away. The Hook and Hatchet Inn is a short stroll, and the surrounding area offers an abundance of fine dining and country walks through the glorious Kentish countryside.

For the next custodian, Icknor House promises a lifestyle both refined and restorative, a private sanctuary, a multigenerational family home or a versatile estate for those seeking to live, create and work amid history and nature. It is, quite simply, where period charm meets contemporary elegance.

Freehold
Council Tax Band G
EPC Rating E

For mobile phone coverage in this area please look online
Ultrafast, Superfast & Standard broadband is available at the property - for more information please look online

Property is in a conservation area
Utilities:- Electric / Private Water Bore / Cable TV or Satellite / Phone / Broadband
Drainage is via private sewage treatment plant which is understood to be compliant

The grounds of Icknor House are reached via a private driveway belonging to the Woodland Trust. Icknor House enjoys full access with no restrictions or covenants. Yetnor Farm has right of access to reach a field. There is no public right of way. Maintenance is conducted on an ad-hoc basis and is a joint responsibility between Icknor House and the Woodland Trust. In practice, the Woodland Trust look after the driveway, with the residents of Icknor House occasionally placing stones/gravel in areas as needed.

Guide price £1,500,000 - £1,600,000





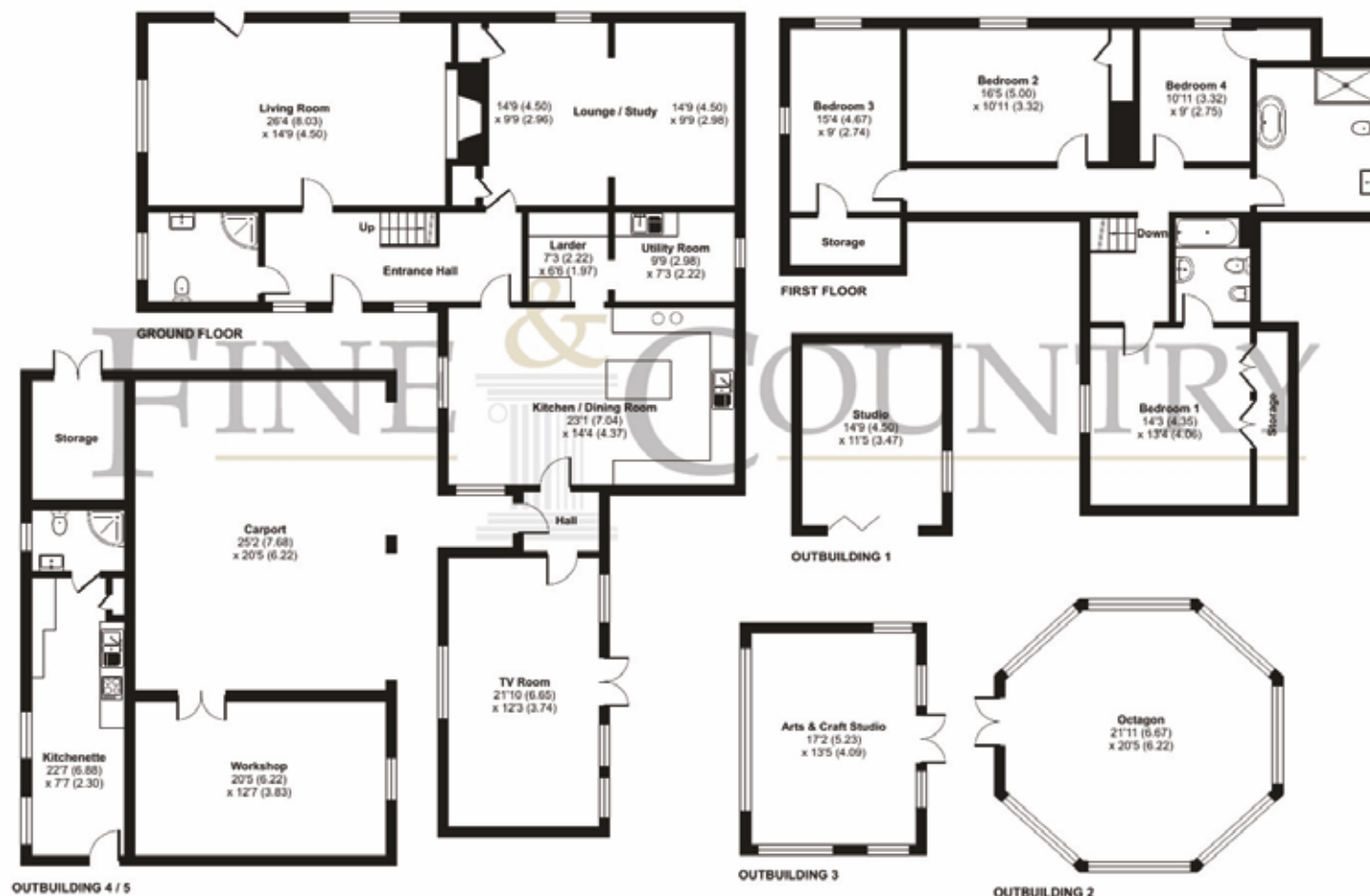
South Green, Sittingbourne, ME9

Approximate Area = 2767 sq ft / 257 sq m

Outbuildings = 1236 sq ft / 114.8 sq m

Total = 4003 sq ft / 371.8 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © richcom 2025 by a third party.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 11.11.2025



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