



Charles Bainbridge



3 Oast Cottages, The Street,  
Ickham, Canterbury, Kent, CT3 1QR

£595,000











Set in the heart of the highly desirable and picturesque village of Ickham, 3 Oast Cottages is a beautifully presented period property that effortlessly combines the character of a traditional Kentish cottage with the practicality and flexibility of modern family living, arranged elegantly across three floors.

This attractive red-brick home immediately captivates with its charming cottage frontage, hinting at the warmth and personality that lies within. On entering, a welcoming hallway with striped carpeting and clever under-stair storage sets a smart, practical tone. To one side, the double aspect sitting room is a delightful retreat with a sash window that overlooks the courtyard and a decorative log-burning stove set within a painted chimney breast. To the other side of the hallway, a bright and spacious kitchen/dining room enjoys a double aspect and offers an ideal space for family life and entertaining. Fitted with shaker-style wall, drawer and floor units with stone-effect worktops, the kitchen is well-appointed with a range-style cooker and space for an American-style fridge freezer, while tiled flooring adds durability and charm. A discreet utility area and cloakroom W.C. are tucked away just off the hallway, providing practical separation without interrupting the flow of the living space. On the first floor, the principal bedroom offers a peaceful dual-aspect space bathed in natural light. The principal bedroom also benefits from a well-appointed ensuite shower room. There is also a further dual-aspect bedroom along with the stylish family bathroom comprising a contemporary matching suite, wood-effect flooring, and a large window that fills the room with light. An intelligently adapted study area on the landing caters perfectly to modern working-from-home needs. On the top floor, the sense of light and space continues with two generous double bedrooms featuring dormer windows to the front and sky lights to the rear, offering far reaching views over the countryside, sloping ceilings, and a neutral aesthetic. A smartly fitted shower room completes the accommodation, making this floor ideal for guests or family members alike. The property benefits from gas fired central heating and is situated in a conservation area.

Externally, the property is set back off the road, forming part of an attractive mews-style terrace, set along a peaceful lane. The pretty, private south facing cottage garden has views over the countryside beyond. The main garden, accessed across the bridle path which runs behind the house, is a delightful, low maintenance space incorporating flower beds, a raised herb garden, garden shed and summerhouse. The property benefits from off street parking.

The location is truly special, tucked away in the quintessential village of Ickham village, which boasts a popular pub, The Duke William, and is surrounded by farmland and countryside offering extensive walking and cycling. The nearby villages of Wingham and Littlebourne offer comprehensive local facilities while the Cathedral City of Canterbury is easily accessible and provides an extensive range of amenities including a wide selection of shops and restaurants, sports facilities, and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins.

Services: All mains services are understood to be connected to the property.

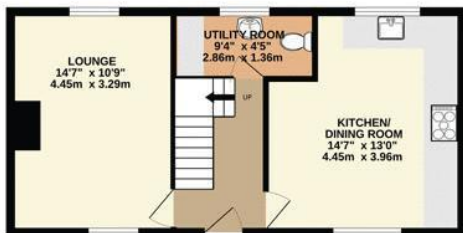
Tenure: Freehold

Council Tax Band: D

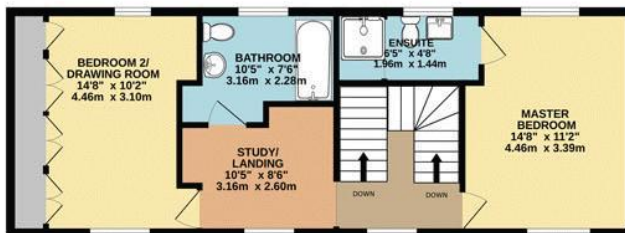
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

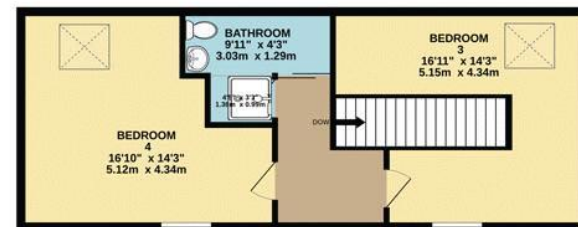
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



2ND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1694sq.ft. (157.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(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, Scotland & Wales	EU Directive 2002/91/EC	

















# Charles Bainbridge

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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist. These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.

