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

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

£400,000 Freehold

A charming and beautifully maintained period cottage, occupying an enviable position in the heart of the picturesque village of Ickham. Lovingly cared for by the current owner, the property offers deceptively spacious accommodation that is full of character, charm and natural light.

The ground floor centres around an inviting sitting room featuring an attractive fireplace with a multi-fuel stove, creating a warm and welcoming focal point. A separate dining room provides an excellent entertaining space and is partially open to the staircase rising to the first floor, with useful understairs storage beneath. To the rear of the property, a practical utility room offers an integrated washing machine and leads through to a downstairs cloakroom.

The stylish kitchen/breakfast room has been fitted with a contemporary range of matt cream gloss units complemented by solid oak work surfaces. It incorporates a Rangemaster Classic double oven with gas hob and an integrated dishwasher.

Upstairs, there are three generously sized double bedrooms, all of which are flooded with natural light. One bedroom benefits from a built-in wardrobe and storage cupboard, while the accommodation is completed by a well appointed family bathroom. Additional features include gas-fired central heating and bespoke double-glazed sliding sash windows, carefully designed to complement the property's period character.

To the front of the cottage is a small yet attractive garden, providing a pleasant spot for a table and chairs, together with a log store and bin storage area. The property also benefits from a private parking space, accessed via a vehicular right of way across the courtyard.

In keeping with cottages of this era, the property enjoys a delightful detached garden, accessed via a pedestrian right of way through the courtyard. This secluded cottage-style garden measures approximately 23ft x 22ft and offers a wonderful private retreat. Thoughtfully landscaped with shingled and patio seating areas, attractively planted borders, a timber shed and enclosed fencing, it provides an ideal space for relaxing and entertaining.



The property is ideally situated just off The Street in the centre of the quintessential village of Ickham, surrounded by beautiful countryside and an abundance of scenic walks. The village enjoys a thriving community atmosphere and is home to the popular Duke William public house as well as the beautiful 13th-century church, both just a short stroll away. Nearby Wingham and Littlebourne offer a wider range of day-to-day amenities, while the Cathedral City of Canterbury provides extensive shopping, dining, leisure and cultural facilities.

Families are particularly well served by the excellent educational options in the area, including the OFSTED Outstanding-rated primary school in neighbouring Wickhambreaux.

Despite its peaceful rural setting, the property is conveniently situated only five miles from the Cathedral City of Canterbury, with its excellent range of shopping, dining and cultural amenities. Canterbury is also renowned for its outstanding educational facilities, including two universities, The King's School, Simon Langton Grammar Schools, Barton Court Grammar, Kent College and St Edmund's, all within approximately 20 minutes' drive.

Transport connections are excellent, with Canterbury West station approximately 20 minutes away, offering high-speed rail services to London St Pancras in around 56 minutes.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 10/6/26

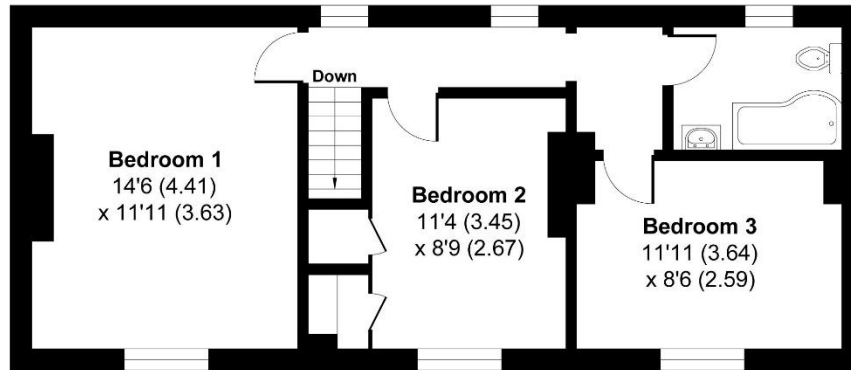




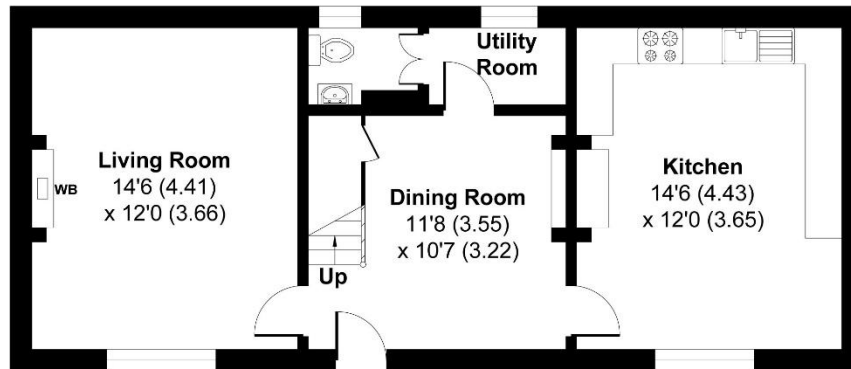
Oast Cottages, Ickham

Approximate Gross Internal Area = 98.88 sq m / 1064.33 sq ft

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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