



ICKHAM

Guide Price £495,000 Freehold



2 Honeysuckle Cottages
School Lane
Ickham
Kent
CT3 1QX

DESCRIPTION

2 Honeysuckle Cottages are one of a pair of semi-detached, single-storey, barns, beautifully converted to a high quality and standard.

They are constructed of black weatherboarding with attractive red brick insert façades under tiled roofs with a pretty roof dormer, double glazed windows, and attractive composite entry doors.

These lovely contemporary homes are not only beautifully finished with high quality and stylish fixtures and fittings, but they also have under-floor heating and high energy ratings to comply with modern-day living standards.

The accommodation comprises an entrance hall, WC, a superb open plan sitting/dining room and stylish, bespoke kitchen with patio doors opening to the gardens.

Internal finishings include high-quality kitchens with Lamona appliances, complemented with stone composite worktops, and attractive LVT flooring.

The bathrooms are also beautifully finished with attractive fixtures and fittings, tiled walls and polished tiled floors.

OUTSIDE

The gardens are enclosed, lawned with sun terraces, side gates and panelled fenced boundaries.

To the front of the property, a private drive off School Lane leads to private, block-paved car parking spaces, with each unit having two parking spaces located at the front of the cottages.



ACCOMMODATION

- Semi-detached, contemporary converted cottages
- Three bedrooms
- Beautiful shower rooms
- Open plan sitting/dining/kitchen for contemporary living
- WC
- Gardens
- Allocated parking

JOINERY KITCHEN/UTILITY ROOMS

- Beautifully fitted bespoke kitchens
- Attractive high-quality worksurfaces
- Lamona integrated appliances
- Electric ovens/microwave
- Fridge/freezer
- Dishwasher
- Washing machine/dryer

QUALITY BATHROOMS

- Contemporary and stylish shower rooms
- Attractive tiling

HEATING, INSULATION AND WATER SERVICES

- Mains drainage
- Mains electricity
- Underfloor heating
- Air source heat pumps

ENTERTAINMENT AND COMMUNICATIONS

- Wiring for satellite at all TV aerial points
- Fibre broadband

EXTERNAL WINDOWS/DOORS AND INTERNAL JOINERY

- Attractive composite entry doors
- Double-glazed windows and patio doors
- Attractive oak internal doors

ELECTRICAL

- Smoke alarms, wired to mains
- LED ceiling lighting

FINISHING TOUCHES

- LVT flooring to hall, sitting/dining/kitchen areas
- Carpets to bedrooms

EXTERNAL FEATURES

- Landscaped gardens
- Two private parking spaces
- Outside lighting



SITUATION

Honeysuckle Cottages enjoy a peaceful setting just off School Lane in the highly desirable village of Ickham, located approximately 5 miles east of Canterbury. This picturesque and historic village is renowned for its rural charm, 13th century church, and beautifully preserved listed homes. Nestled beside the Little Stour, Ickham offers a quintessential Kentish setting complete with a village green, the well-regarded Duke William pub/restaurant, and an active village hall hosting many annual events. Everyday essentials are close by in the thriving village of Wingham, which provides a post office, greengrocer, village store, several pubs, doctors and dentists surgeries, and a well-respected primary school.

The area boasts excellent leisure and recreation opportunities, including Howletts Wild Animal Park, Wingham Wildlife Park, and a selection of prestigious golf courses such as Royal St George's in Sandwich and Princes Golf Club in Deal. The surrounding countryside offers wonderful walking and cycling routes, while coastal locations nearby provide fishing and water sports.

Transport connections are strong, with the A257 giving easy access to Canterbury and Sandwich, and convenient links to the A2/M2 and M20 motorway networks. From Canterbury West, high-speed rail services reach London St Pancras in under an hour.

Just a short distance away, the historic City of Canterbury offers a wealth of cultural attractions, extensive shopping, and a broad choice of well-regarded state and private schools, colleges and universities.

PROPERTY INFORMATION

Services: Mains water, electricity and drainage are connected.

Heating: Air source heat pump with under-floor heating.

Local Authority: Canterbury City council

Council Tax Band: TBA

*AGENTS NOTE

Reservation fee is £1000, non-refundable

VIEWINGS

Strictly by appointment through Whitney Homes

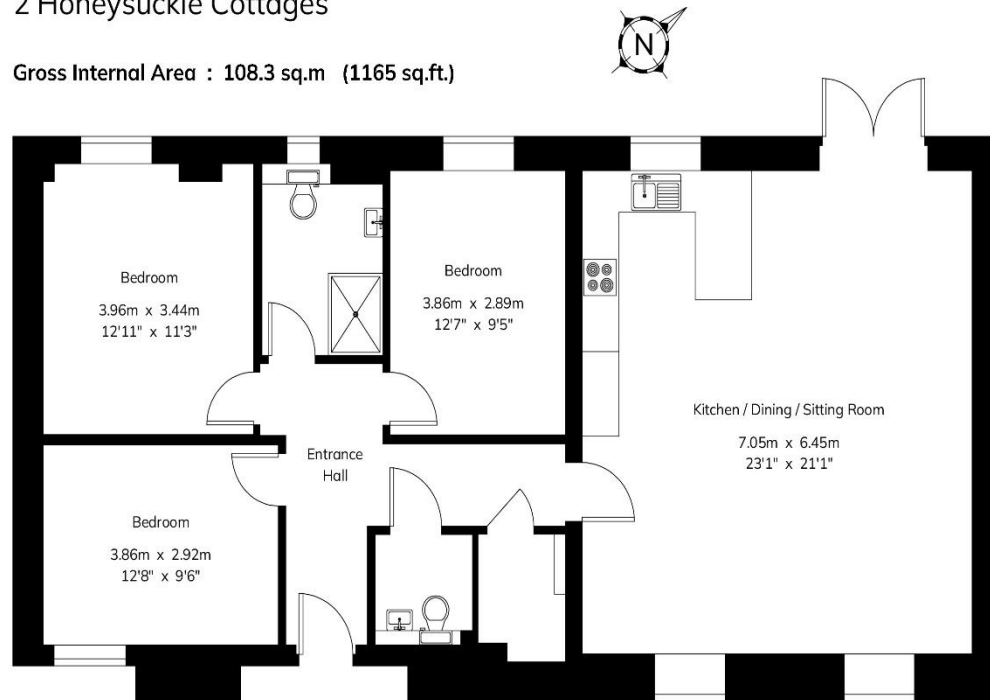
T: 01303262853

W: www.whitneyhomes.co.uk



2 Honeysuckle Cottages

Gross Internal Area : 108.3 sq.m (1165 sq.ft.)



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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WHITNEY HOMES
COASTAL, TOWN & COUNTRY