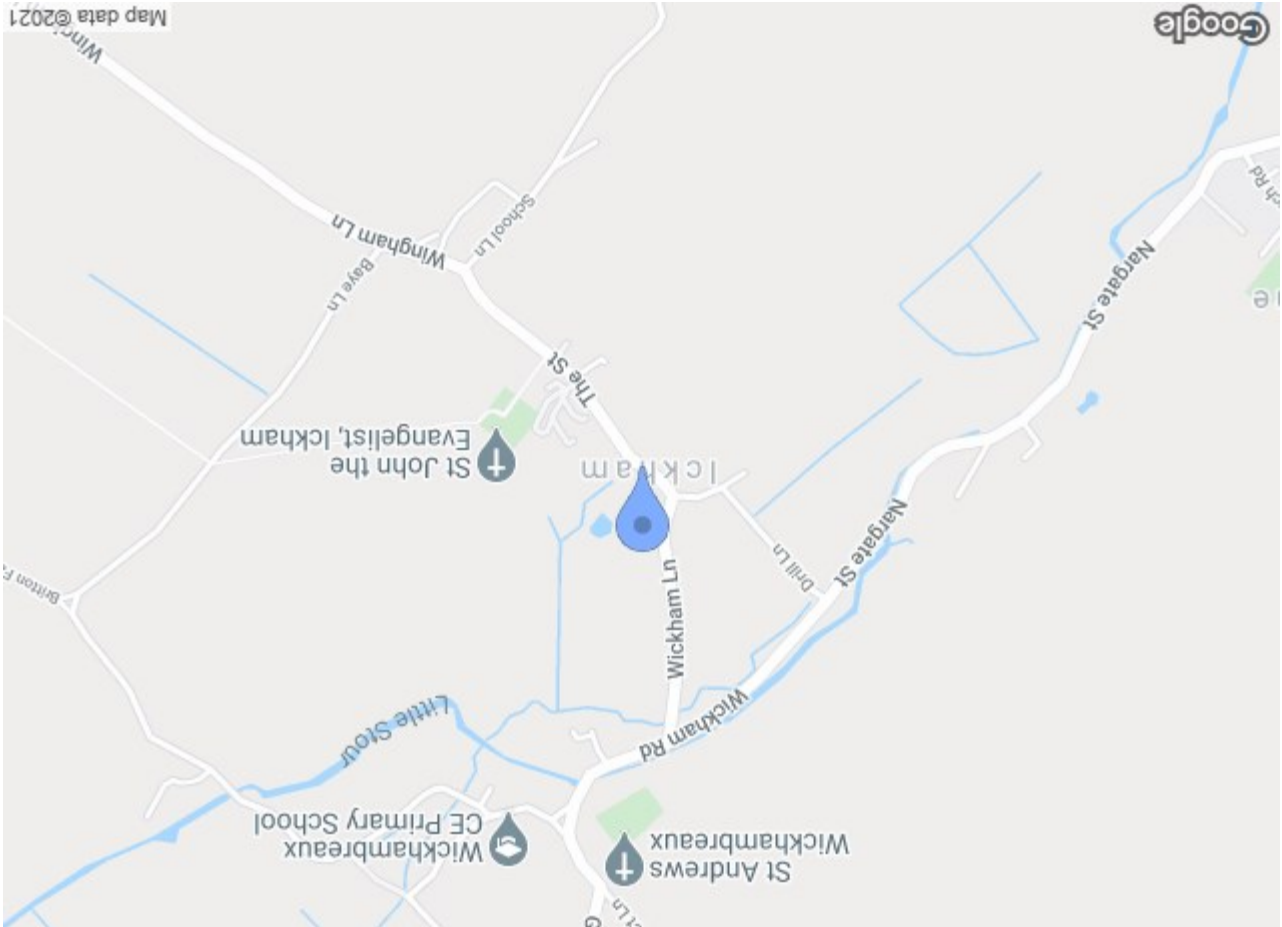


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



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3 SPICERS COTTAGES THE STREET  
ICKHAM



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ICKHAM

OFFERS IN THE REGION OF



- Grade II Listed
- Period Cottage
- Approximately 120ft Rear Garden
- Character Features
- Popular Village Location
- Ideal For Second Home Or Main Residence

LOCATION

Ickham is a popular village on the outskirts of Canterbury with local amenities including a well regarded public house and church. Neighbouring Wickhambreaux has a highly regarded primary school. Canterbury city centre is approximately 5 miles away where you will find a wide variety of shops, bars, restaurants and cafes, as well as numerous cultural and recreational facilities. Canterbury also has a number of highly regarded schools in both the public and private sectors and high-speed rail services to London St. Pancras.

LOCAL AREA

The property is situated within 4 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

\*ATTRACTIVE GRADE II LISTED PERIOD COTTAGE WITH BEAUTIFUL GARDEN!\*

Miles and Barr are delighted to present to the market this Grade II Listed period cottage in the sought after location of Ickham, just outside of Canterbury.

In its current layout, this lovely cottage consists of a lounge/diner and a kitchen opening into the garden on the ground floor. On the first floor, there is currently an open plan study area on the landing that could be used as a 2nd bedroom, plus the main bedroom and bathroom. The property also benefits from a large loft space which has power and a loft ladder.

Externally, there is a garden that is approximately 120ft in length and benefits from multiple sheds and a well built workshop with power and lighting.

This property would be ideal for a main residence or weekend retreat and viewings can be arranged by contacting Miles and Barr.

DESCRIPTION

Ground Floor

Lounge 18'08 x 9'08 (5.69m x 2.95m)

Kitchen 15'05 x 6'04 (4.70m x 1.93m)

First Floor

Bedroom 1 10'07 x 9'05 (3.23m x 2.87m)

Landing Area/ Bedroom 2 12'06 x 6'03 (3.81m x 1.91m)

Bathroom 8'09 x 5'05 (2.67m x 1.65m)

External

Garden

