

Old School House, Bossingham Road, Stelling Minnis, Canterbury,  
Kent, CT4 6DU

EPC Rating = E

Guide Price £799,950









This charming and bright four-bedroom home offers a perfect blend of comfort and character. With inglenook fireplaces and exposed timbers, it exudes timeless appeal. Dating back to the 1700's, this unlisted property is full of history and intrigue, having once served as the village schoolhouse. In recent years, it has been transformed into an ideal family home, perfect for those seeking to live the quintessential village lifestyle. Set within beautifully enclosed, mature gardens of approximately 0.4 f acre, the property also features a spacious garage/workshop and ample off-road parking. No Chain. EPC RATING = E

**Guide Price £799,950**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 4

**Bathrooms** 2

**Parking** Garage/workshop & off-road parking

**Heating** Electric

**EPC Rating** E

**Council Tax** Band G

Folkestone And Hythe District Council





**Situation**

The property is situated in the heart of the most sought after village Stelling Minnis, a wonderful location which is designated as an area of outstanding natural beauty with a large area of open "Minnis" or common land, and plenty of areas to enjoy walking, cycling and hacking. The ever popular Rose & Crown pub and the village store/post office are close by. There is also a popular primary school and a bus service which runs through the village. The historic Cathedral City of Canterbury is (Approx. 8.5 miles). The Port town of Folkestone (Approx. 13.3 miles) and town of Ashford have a High Speed service to London. Channel Tunnel terminal is (Approx. 13.3 miles) The M20 connection to the motorway network is (Approx. 7.4 miles).

**Ground floor**  
**Entrance porch**

**Entrance hall**

**Living room**  
14' 4" x 13' 3" (4.37m x 4.04m)

**Dining room**  
13' 7" x 13' 0" (4.14m x 3.96m)

**Kitchen/breakfast room**  
20' 10" x 15' 6" (6.35m x 4.72m)

**Rear lobby**  
**Shower room/WC**

**Landing**  
**Bedroom one**  
13' 10" x 13' 0" (4.22m x 3.96m)





## Bedroom two

13' 4" x 10' 5" (4.06m x 3.17m)

## Bedroom three

15' 5" x 8' 7" (4.70m x 2.62m)

## Bedroom four

15' 10" x 5' 8" (4.83m x 1.73m)

## Family bath/shower room/WC

10' 7" x 5' 11" (3.23m x 1.80m)

## Outside

## Garden

Glorious well enclosed gardens approaching 1/4 of an acre. Old brick coal shed

**Garage/workshop and plenty of off-road parking**













Approximate Gross Internal Area = 157 sq m / 1694 sq ft  
 Garage = 20 sq m / 212 sq ft  
 Garden Storage = 11 sq m / 117 sq ft

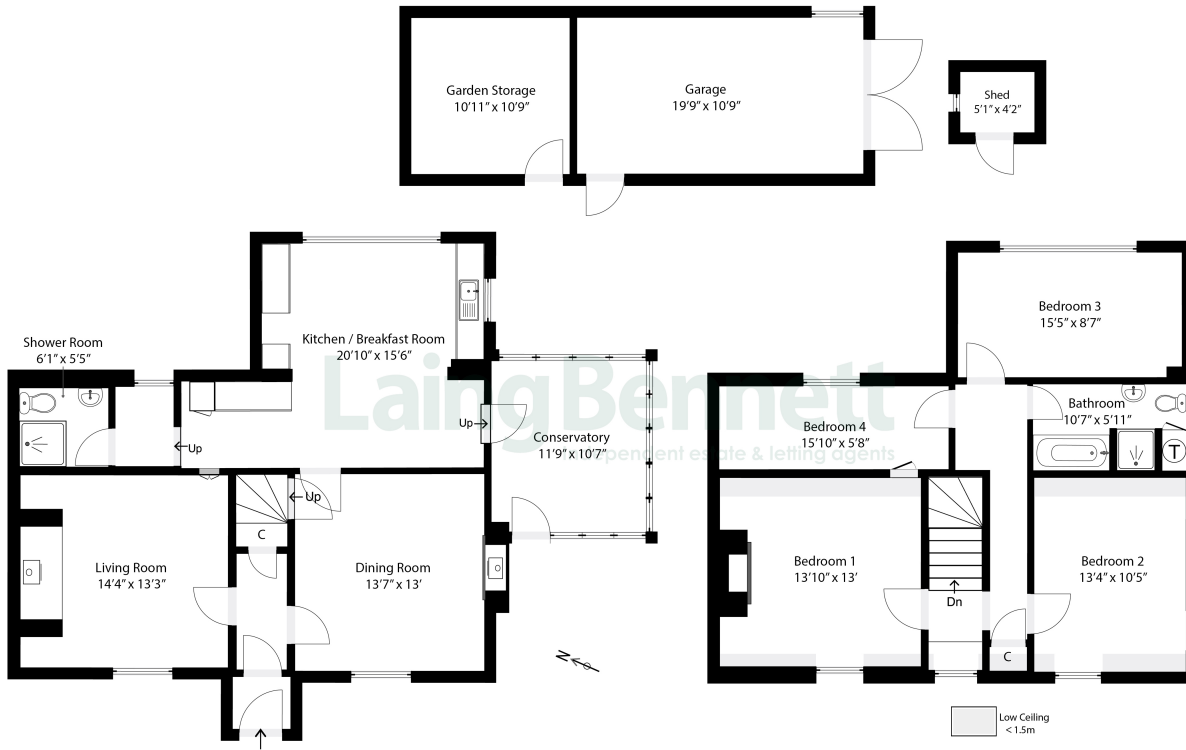
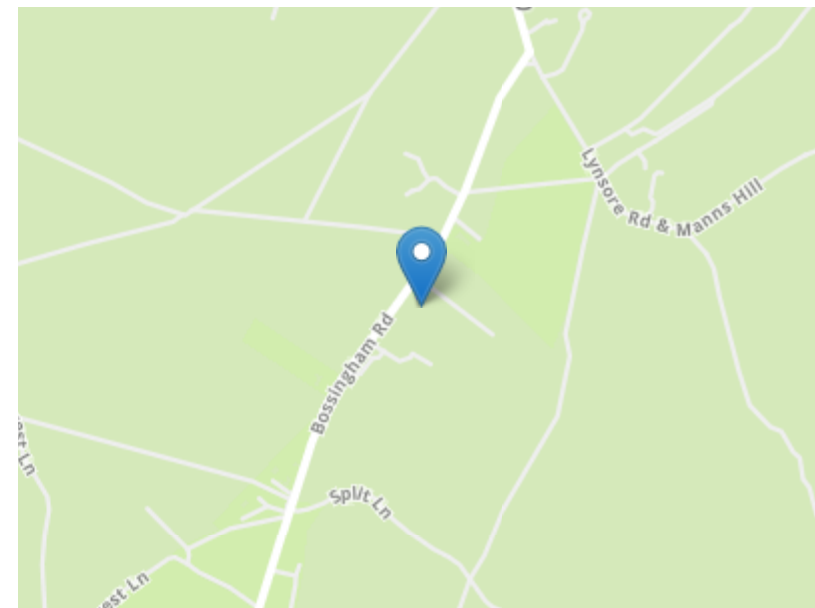


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
 Not to scale. Outbuildings are not shown in actual location.  
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Need to book a viewing?

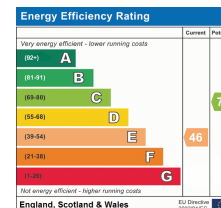
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