

Knotty Oak, The Street, Bossingham, Canterbury, Kent, CT4 6DX

Guide Price £429,950

EPC RATING: E

Superb Home
With Benefit
Of P.P

A great opportunity to purchase a detached three bedroom chalet bungalow with generous accommodation, attractive front and rear garden, garage and plenty of driveway parking. The property is in the heart of the village and adjoins pasture land to the rear which provides pretty countryside views. This fabulous home also benefits from **PLANNING PERMISSION** for a first floor extension to provide four bedrooms, en suite bathroom and family bathroom. (Folkestone And Hythe District Council)
REF: CA/22/01748 EPC Rating: TBC



Situation

The property is located on 'The Street' in the rural village of Bossingham. The neighbouring village of Stelling Minnis offers amenities including; a thriving convenience store and post office, public house and sought after primary school. The city of Canterbury is approximately 7 miles to the north. Junction 11 of the M20 is approximately 7.5 miles to the south.

The accommodation comprises

Ground floor

Entrance hall

Living room

18' 4" x 10' 6" (5.59m x 3.20m)

Kitchen/Breakfast room

18' 3" x 9' 11" (5.56m x 3.02m)

Shower room/WC

Dining room

12' 4" x 9' 10" (3.76m x 3.00m)

Conservatory

17' 3" x 10' 4" (5.26m x 3.15m)

Bedroom one

12' 0" x 10' 6" (3.66m x 3.20m)

First floor

Landing

Bedroom two

21' 11" x 10' 9" (6.68m x 3.28m)

Bedroom three

12' 0" x 10' 9" (3.66m x 3.28m)

Outside

Attractive frontage & driveway

Garage

15' 11" x 8' 2" (4.85m x 2.49m)

Rear garden

P.P FOR FIRST STOREY EXTENSION. (Folkestone And Hythe District Council) REF: CA/22/01748)

Council Tax Band

Canterbury City Council - Band D

Heating

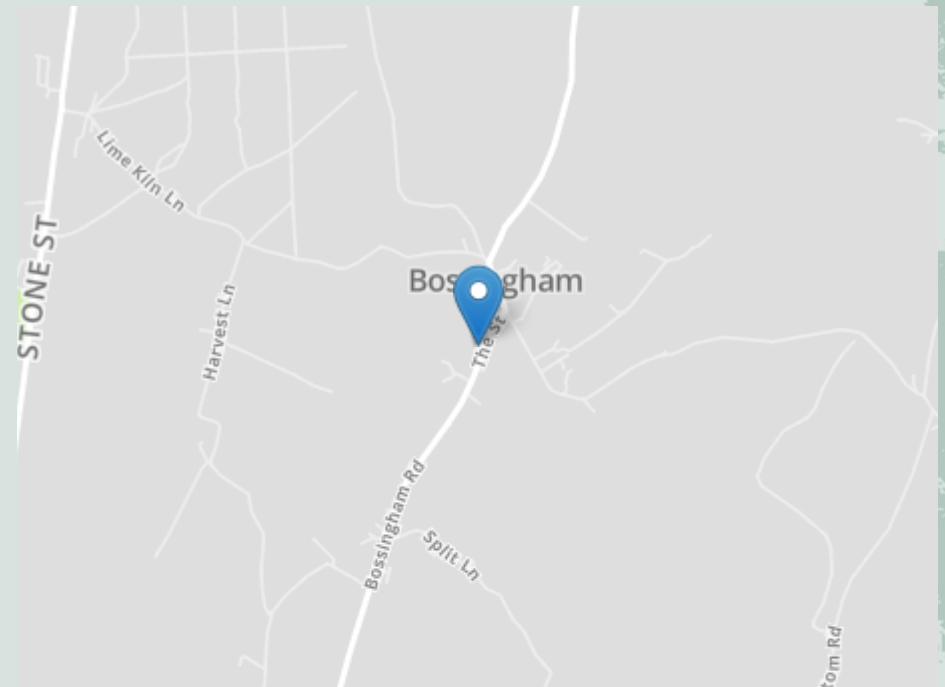
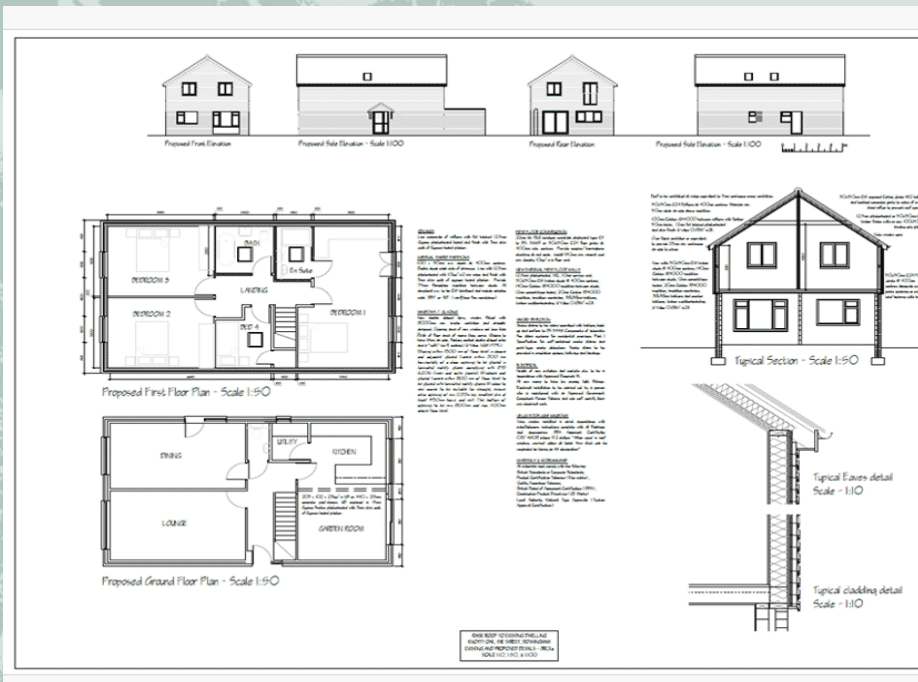
Oil



Approximate Gross Internal Area (Excluding Eaves) = 127 sq m / 1371 sq ft
Garage = 12 sq m / 131 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.



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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