











A beautifully presented and generously proportioned detached four bedroom family home, quietly situated along a peaceful country lane in the highly sought-after rural village of Bossingham. This impressive property features spacious open-plan living, complete with a cosy log burner in the double aspect living room which is bathed in natural light, and a stunning kitchen equipped with modern appliances, combining style with functionality. The good sized rooms throughout offer ample space for the whole family to enjoy and the downstairs layout and facilities offer the opportunity for Multi generational living. Upstairs there are three good sized bedrooms, family bathroom and plenty of eaves storage. Outside, the attractive garden includes two versatile insulated cabins, both with power, ideal for use as home offices, creative studios, or children's dens. Offered with no onward chain, Large driveway approached via a five bar gate and EV charging point. EPC Rating = E

**Guide Price £600,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 1

**Bedrooms** 4

**Bathrooms** 2

**Parking** Driveway

**Heating** Oil

**EPC Rating** E

**Council Tax** Band E  
Canterbury City Council



**Situation**

The property is situated in the heart of the most sought after village of Bossingham, 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 in the village of Stelling Minnis.. 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).

**The accommodation comprises**

**Ground floor**

Entrance hall

WC

**Living/dining room**

34' 3" x 11' 11" (10.44m x 3.63m)

**Kitchen**

14' 2" x 11' 10" (4.32m x 3.61m)

**Bedroom four**

10' 9" x 11' 4" (3.28m x 3.45m)

En suite shower room







### Utility room

10' 2" x 8' 5" (3.10m x 2.57m)

### First floor

#### Landing

#### Bedroom one

14' 7" x 13' 8" (4.45m x 4.17m)

#### Bedroom two

16' 8" x 9' 3" (5.08m x 2.82m)

#### Bedroom three

10' 11" x 10' 6" (3.33m x 3.20m)

### Bathroom

### Outside

Carport, driveway parking and EV charging point

### Gardens

The property boasts an attractive frontage with a well-maintained lawn. To the rear, the garden is beautifully enclosed, featuring a sun terrace and a neatly laid lawn making a perfect space for outdoor relaxation and entertaining.

### Out buildings with power

Cabin 1: 18'0 x 8'2 (5.49m x 2.49m)

Cabin 2: 18'0 x 8'2 (5.49m x 2.49m)



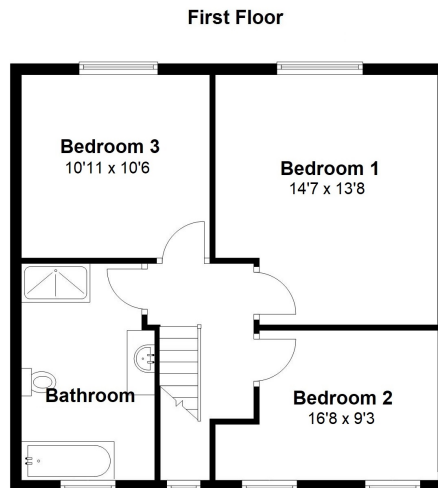
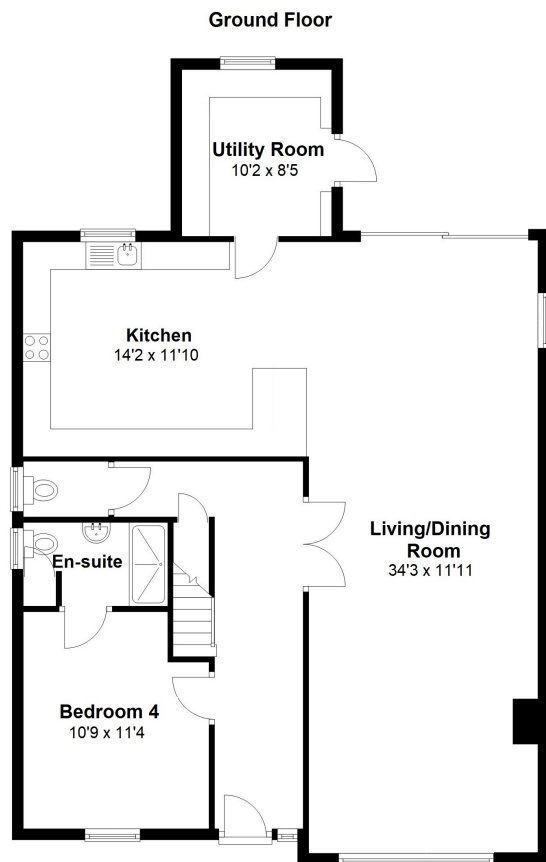






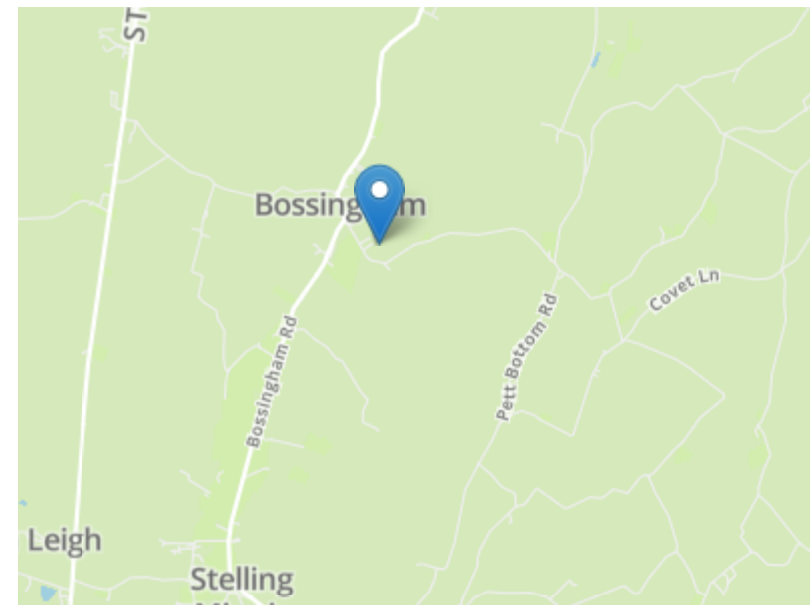






Total area: approx. 175 sq. metres (1883.68 sq. feet)

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Plan produced using PlanUp.



**Need to book a viewing?**

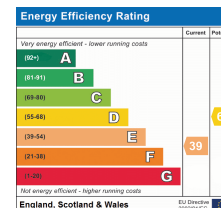
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