



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

EPC Rating =

Guide Price £725,000





A fantastic opportunity to purchase this stunning, beautifully extended and newly remodelled home. The property combines contemporary style with practical family living. At its heart is a bright and spacious kitchen/breakfast room which is open plan to the dining area, with bi-folding doors opening onto the garden, ideal for any family or friend gathering, be it cooking a simple family supper or a larger celebratory gathering. A generous separate living room, WC and useful utility room complete the living space. Upstairs, there are four well-proportioned bedrooms, including a luxurious main bedroom with French doors to a Juliet balcony and a stylish en suite shower room/WC. A sleek family bathroom/WC serves the remaining bedrooms. Finished to the highest standard and set against a picturesque backdrop, the property enjoys ample driveway parking, an attractive front garden, and a well-enclosed rear garden with a sun terrace and lawn. EPC Rating: TBC

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Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 4

Bathrooms 2

Parking Driveway parking

Heating Air source heat pump

EPC Rating TBC

Council Tax Band D
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

Utility room

Kitchen/Breakfast room

20' 4" x 11' 7" (6.20m x 3.53m)

Dining room

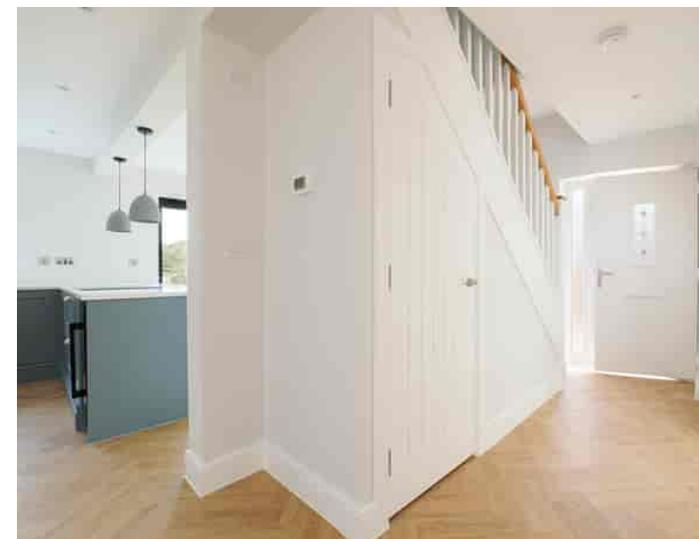
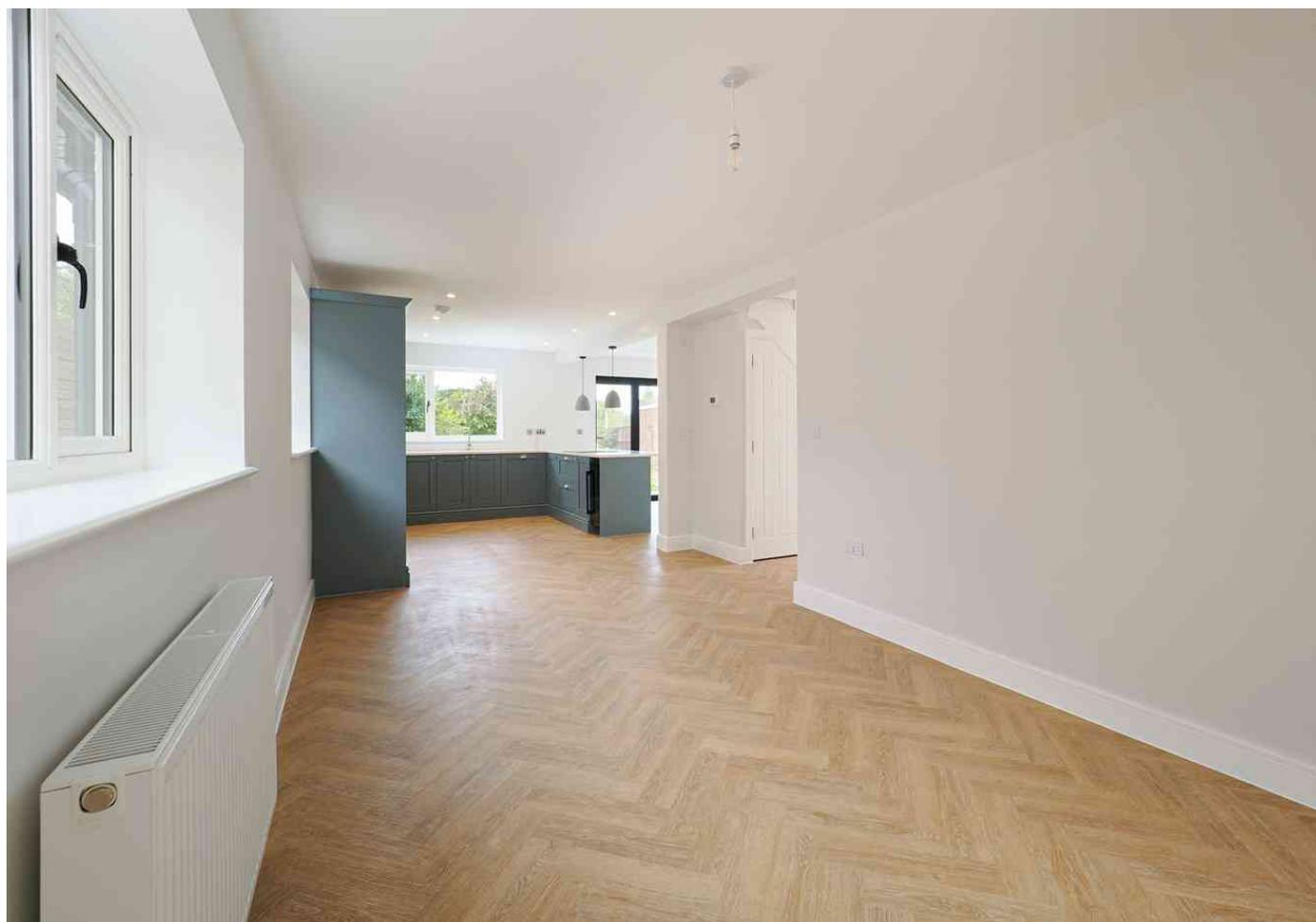
19' 8" x 9' 7" (5.99m x 2.92m)

Living room

18' 0" x 10' 3" (5.49m x 3.12m)

First floor

Landing



Bedroom one

21' 4" x 12' 0" (6.50m x 3.66m)

Ensuite shower room/WC

Bedroom two

14' 3" x 10' 5" (4.34m x 3.17m)

Bedroom three

14' 3" x 10' 5" (4.34m x 3.17m)

Bedroom four

8' 11" x 7' 2" (2.72m x 2.18m)

Bathroom./WC

Outside

Driveway parking

Attractive frontage and delightful secluded rear garden







Approximate Gross Internal Area = 145 sq m / 1564 sq ft

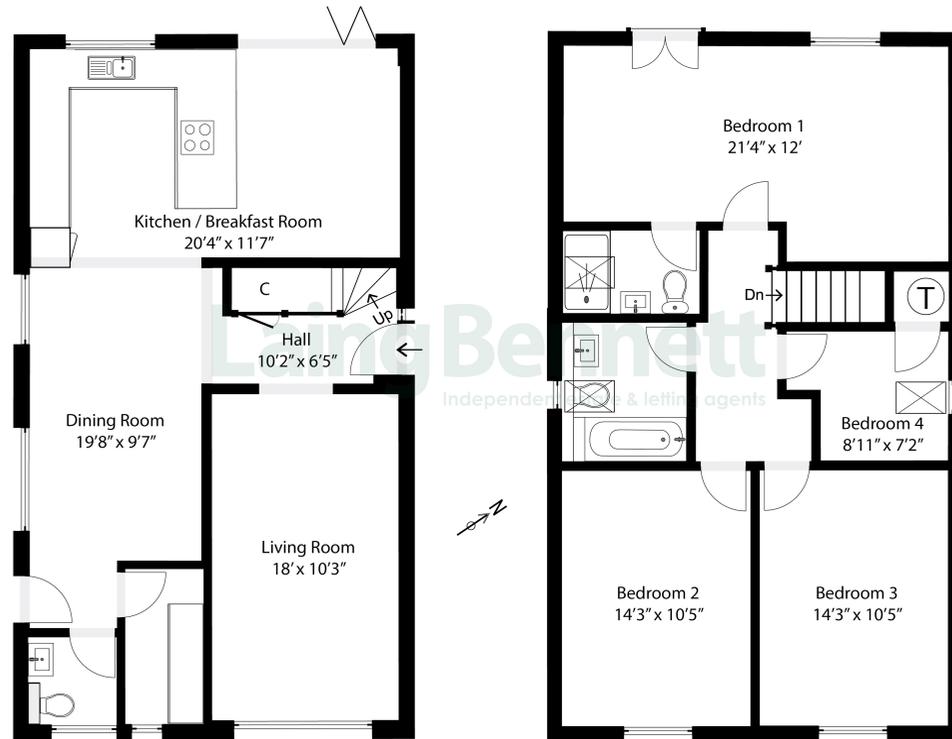
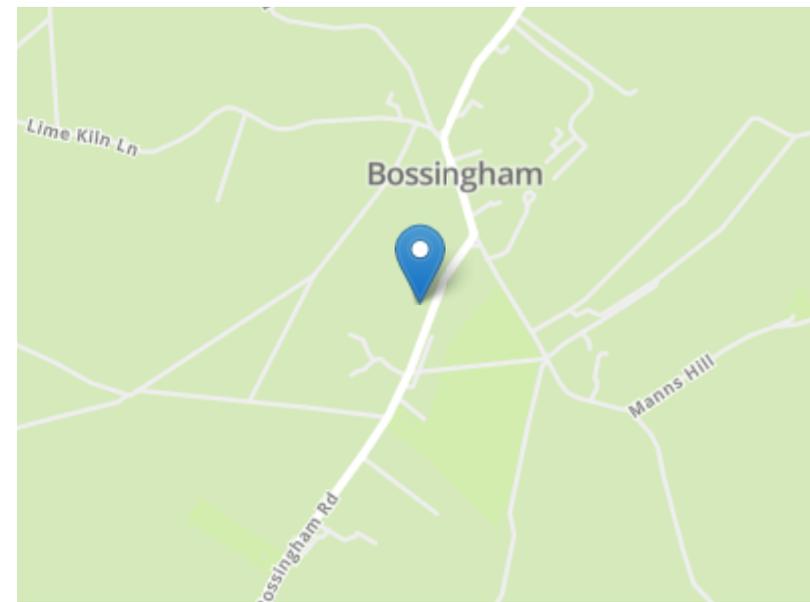


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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