



GREAT BOSSINGHAM FARM

Guide Prices from £695,995 to £915,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



Great Bossingham Farm
Manns Hill,
Bossingham
Nr Canterbury
CT4 6ED

DESCRIPTION

Great Bossingham Farm is an exclusive development of five beautifully appointed homes, comprising of two detached Four-bedroom houses and three, three bedroom single storey dwellings, with private gardens, allocated parking spaces, car ports, all set in a gated complex within a rural village location.

This cutting-edge development will sure to impress, individually designed and finished to an externally high standard and specification. The internal features for these stunning homes are of a particular high quality and offer a stylish contemporary finish, perfect for the modern-day living and a 10 year builder's guarantee will give added security and peace of mind.

LOCATION

Great Bossingham Farm, is located via a private gated drive leading to an exclusive complex, just off Mann's Hill in the lovely rural hamlet of Bossingham which sits within the North Downs, an Area of Outstanding Natural Beauty.

The village itself offers a village hall, Hop Pocket public house, local cricket club, and a well-regarded primary school. In the nearby neighbouring village of Stelling Minnis and the village of Bridge you'll find local village stores and post office for every day facilities. Bridge offers a wider range of facilities along with good choice of public house/restaurants and the Pig Hotel.

The historical city of Canterbury lies about 5 miles north, with its many cultural interests, and an excellent shopping centre. The bustling high street offers an array of restaurants, wine bars and cafés, and the Marlowe Theatre. There is also good selection of educational establishments, in both the private and state sectors along with colleges and universities.

Transport links a very good with easy access onto the B2068 (Stone Street) giving access to the M20, A2 which both link in with the M25 and M2 motorway networks.

The High-Speed train operates from Folkestone Central, Folkestone West and Canterbury West into London St Pancras in around 58 minutes.

Recreation facilities, in and around the surrounding areas include a good choice of golf courses including Royal St Georges at Sandwich, Championship Cricket at the Spitfire Ground, rugby, swimming pools and sport centres, and beautiful walks and cycling around the Minnis. Fishing and water sport can be found along the coast.



ACCOMADTION

- Three and four bedrooms
- Dressing rooms (plot 5, fitted wardrobes plot 4)
- Family bathrooms
- Open plan sitting/dining rooms for contemporary life style living
- Study (Plot 5)
- Utility rooms
- Gardens
- Allocated parking/carports (plots 3, 4 & 5)

JOINERY KITCHEN/UTILITY ROOMS

- Beautifully fitted German kitchens
- Attractive high quality worksurfaces
- Integrated Miele appliances
- Bora induction hob with built in 100% discreet extraction
- Electric ovens/microwave
- Fridge/freezer
- Tiled flooring (polished concrete flooring units 4&5)

QUALITY BATHROOMS

- Contemporary and stylish bathroom suits
- En-suites to Master Bedrooms
- Attractive tiling

HEATING, INSULATION & WATER SERVICES

- Air source heat pump heating
- Under floor heating
- Woodburning stoves

ENTERTAINMENT & COMMUNICATIONS

- Wiring for satellite at all TV ariel points
- Fibre broadband

EXTERNAL WINDOWS/DOORS & INTERANL JOINERY

- Aluminium coated double glazed windows
- Light oak internal doors with stylish furniture

ELECTRIAL

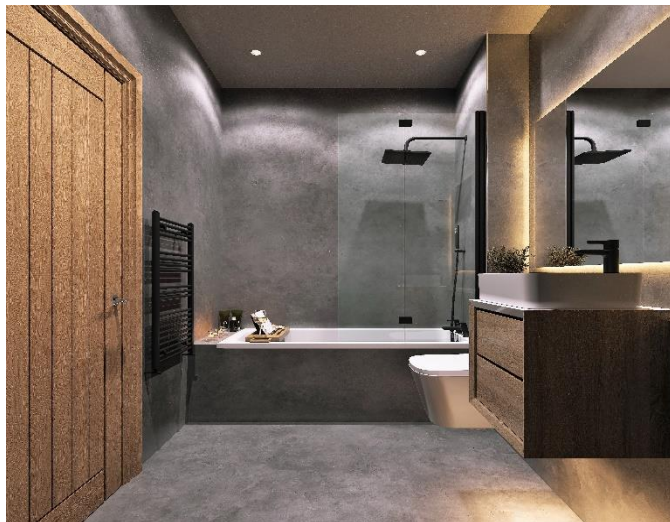
- Smoke alarms, wired to mains
- LED ceiling and work top lighting

FINNISHING TOUCHES

- Carpeting to bedrooms
- Polished brass, light switches and sockets
- Polished concrete and attractive tiled flooring

EXTERNAL FEATURES

- Electronic gated complex, with Guest parking
- External lighting
- Landscaped gardens
- Private parking areas plots 1&2
- Car ports plots 3, 4 & 5



DIRECTIONS

Heading out of Canterbury, via the Old Dover Road, signposted to Hythe, turn right onto the B2068 Nackington Road, and continue for about 2.3 miles. Turn left at the Granville public house, then proceed along the country lane for approximately 4 miles. At the junction, keep left passing the Hop Pocket public house on your left, continue straight onto on Manns Hill signed Lynsore Road. Manns Hill, and the entrance to the development is immediately on the left between two houses via an electronic gate.

PROPERTY INFORMATION

Services: Mains water and electricity, mains drainage, Air source heat pump heating.

Local Authority: Canterbury City Council.

Council Tax Band; TBA

Maintenance charges, a small amount to be agreed to cover communal areas.

VIEWINGS:

Strictly by appointment through Whitney Homes

Tel: 01303 262853

E: info@whitneyhomes.co.uk



Barwick properties Ltd, are a local reputable family run company who specialise in unique, individually homes designed to blend effortlessly with the visual character of the existing villages. The particular high quality craftsmanship, and internal specification will set these homes apart, and for peace of mind offer 10 years builder's guarantee.

NB*

The above specifications are subject to change and can do so without prior notification.

Please also note that all images in the brochure and websites are computer generated images.



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Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



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