



Bossingham Nr Canterbury

Guide Price £995,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



5 Great Bossingham Farm
Mann's Hill
Bossingham
CT4 6EB

DESCRIPTION

Great Bossingham Farm is located on a small exclusive gated development of just five beautifully appointed homes.

This cutting-edge four-bedroom detached house Individually designed and finished to an externally high standard and specification, has attractive flint facades complimented by aluminium windows and doors under Zinc roof.

The internal features are sure to impress which are also of high quality and offer a stylish contemporary finish, with German fitted kitchen and Miele appliances, Quooker Cube water filtered system which provides boiling, filtered chilled and filtered sparkling water. Beautiful polished concrete flooring, sweeps through the ground floor, with under floor heating, wood burning stove, stylish bathrooms and en-suite, aluminium coated double-glazed windows, complete this stunning contemporary home.

Other features include: - air source heat pump heating system, wiring for satellite at all TV ariel points, fibre broadband, Lutron lighting surround sound music system, perfect for the modern-day living along with 10 years builder's guarantee from May 2023.

FEATURES

- **Entrance hall**, polished concrete flooring, stairs leading to first floor, understairs storage cupboard.
- **Sitting room**, wood panelling, feature wall housing TV, wood burning stove, concrete polished flooring.
- **Study/playroom**
- **Open plan Kitchen /dining room**, German fitted kitchen with Miele appliances, Bora ceramic hob with extractor system, bi-folding doors, polished concrete floors.
- **Utility**, wine fridge space and plumbing for washing and tumble dryer
- **WC**
- **First Floor Landing**
- **Master bedroom** with **dressng room** and beautiful finished **En-suite shower room**.
- **Three further double bedroom**
- **Family bathroom**, stylishly finished and tiled.
- **Triple oak framed garaging**.
- **Enclosed good size rear garden**, lawned with sun terrace and mixed hedge boundary.
- **10 Year builders guarantee (from May 2023)**
- **Chain Free**



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, 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 are 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.

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, under floor heating.

Local Authority: Canterbury City Council.

Council Tax Band; G

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

*Agents Note

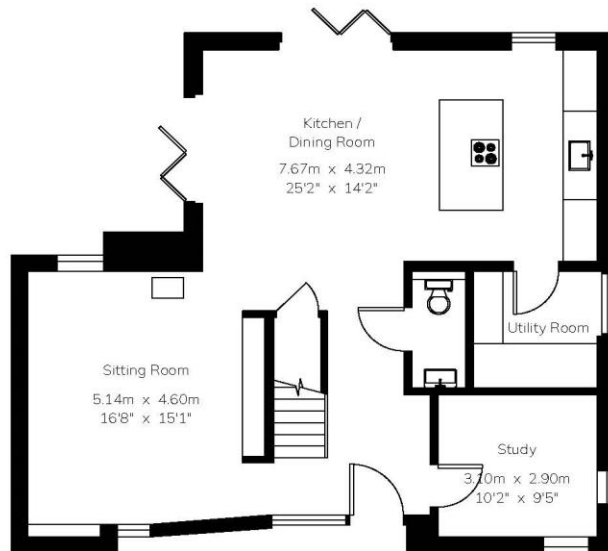
We also understand that this property could qualify for a Green Mortgage (please check with your lender in the first instance)



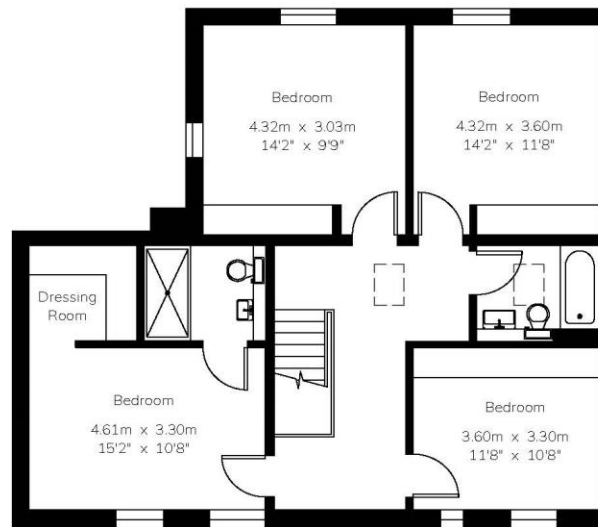


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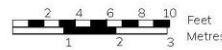
Gross Internal Area : 187.2 sq.m (2015 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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