



Four Oaks, The Street, Bossingham

£895,000 - £975,000

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 



Four Oaks The Street Bossingham CT4 6DX

A beautifully conceived modern development finished to exacting standards

A2 5.3 miles, Canterbury West station 7.5 miles (London St Pancras from 54 minutes), Canterbury 8.3 miles, Eurotunnel 12.2 miles (Coquelles 35 minutes), Ashford International 17 miles (London St Pancras from 36 minutes)

Sitting room | Dining area | Kitchen | Utility
5 Bedrooms | 3 Bathrooms | Cloakroom | Off-road parking and car ports | EPC rating C

The property

Four Oaks is a beautifully conceived modern development finished to exacting standards by established developer Hillstone Homes. Designed by renowned local architects Guy Holloway Design, the houses have a striking contemporary feel anchored by traditional styling, befitting of the property's setting within a popular rural village just a short distance from Canterbury.

These spacious homes have been designed to offer versatile accommodation to suit modern family living with a traditional twist. In all of the four houses you're immediately greeted with an abundance of natural light from large floor to ceiling windows, which give undisturbed views of the beautiful surroundings.

Each property boasts a large, sleek and well equipped kitchen integrated with Miele appliances, which provides the perfect sociable hub. As well as well-proportioned utility rooms. The large living rooms offer a modern feel with the comforts of traditional character features.

All of the four properties offer five generously sized bedrooms, each property with a generous principal suite. In the larger of the two properties the principle suite boasts a balcony which over-looks rural Bossingham. The further four bedrooms are well sized, one with en-suite and also a shared family bathroom. The bathrooms are finished to the same pristine standard as the rest of the houses.

Outside

Four Oaks is approached via a private road, with each home having its own gated driveway. There is ample parking for all as well each having their own car port.

The gardens are beautifully landscaped to complement the houses and surroundings with terraces to maximise the sun's position, ideal for relaxing or entertaining.

Location

Four Oaks is situated in the picturesque village of Bossingham, which is surrounded by farmland and open countryside. The village is to the south of Canterbury, which offers a wealth of cultural and leisure amenities, including the Marlowe Theatre, a number of bars and restaurants, a major shopping centre, and many individual shops. There are excellent schools in both the private and state sectors, including the King's School, St Edmund's School and Simon Langton grammar schools

Communication links are well-provided with by the A2, M2 and M20 giving direct access to the wider motorway networks. The station at Chartham provides services to Ramsgate and Canterbury and commuters are well served with High-Speed trains from Canterbury West into London St Pancras. The area has good access to the Continent.

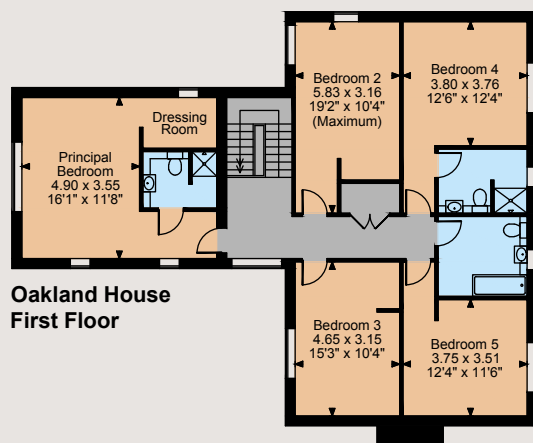
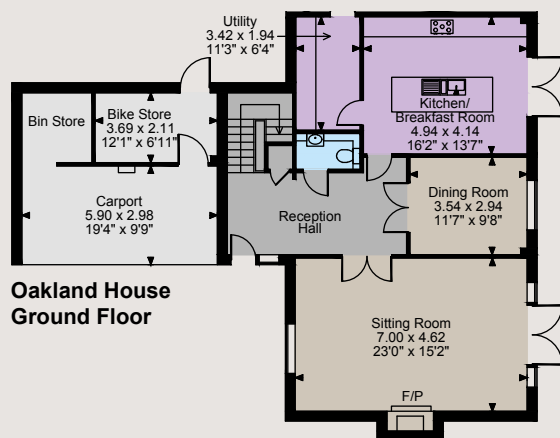


SPECIFICATION

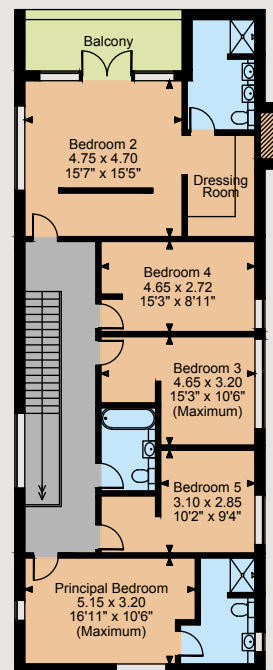
- Wall & Ceilings Mist Coat – Brilliant White
- Wall finish – Just Walnut
- Ceiling Finish – Brilliant White
- Schneider brushed chrome flat plates (switches and sockets)
- Downlight Aurora GU10 universal Spotlights
- Pendants throughout
- Aurora Black Wall Lights
- Vaillant 12KW Air Source Heat Pump
- Underfloor Heating throughout ground floor
- Purmo Compact Radiators throughout 1st floor
- Tiles - Porcelenosa – Various
- Carpet: Dove Grey
- Miele Cooker
- Miele Fridge
- Miele Freezer
- Miele Dishwasher
- Neff Washing Machine
- Neff Tumble Dryer
- Caple Wine Cooler



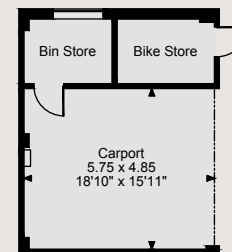




Highacre Barn Ground Floor



Highacre Barn First Floor



Highacre Barn Outbuilding

The position & size of doors, windows, appliances and other features are approximate only.
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Direction

From Canterbury: Leave on the Old Dover Road. After approximately 1 mile turn right onto Nackington Road/B2068 and follow the road for approximately 4.7 miles. Take the left turn at the sign-post for Bossingham and, at the junction, bear right onto The Street, where the property will be found on the right.

General

Local Authority: Canterbury City Council (01732 227000)

Services: Mains water, electricity and drainage.

Air-source heat pump

Council Tax: G

Tenure: Freehold

Guide Price:

Oakland House £895,000

Highacre Barn £975,000

Kent New Homes

2 St Margarets St, Canterbury, CT1 2SL

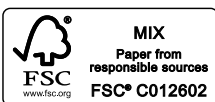
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