



Wall Cottage

The Street, Bossingham, Canterbury, CT4 6DX

£375,000

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Wall Cottage

The Street, Bossingham, Canterbury

Wall Cottage is situated in the rural village of Bossingham, within the North Downs Area of Outstanding Natural Beauty.

Situation

The property is excellently located within this sought-after rural village set at the heart of the Kent Downs Area of Outstanding Natural Beauty, over which there is a wealth of public footpaths, bridle paths and cycle routes. The village has its own Community Hall and on its outskirts and within easy walking distance will be found the excellent Primary School of Stelling Minnis. This neighboring village has a Public House and General Stores, whilst other villages in the vicinity cater well for one's everyday needs. There is a bus service which runs through the village and provides easy access to the north, to the historic cathedral city of Canterbury, and, to the south, the Channel Tunnel town of Folkestone and Ancient Cinque Port Town of Hythe on the coast. These all provide a wide range of shopping, recreational and educational facilities, including Grammar Schools and Universities, together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes. Nearby Eurotunnel and Cross Channel Ferry afford direct and easy access into Europe.

The Property

Wall Cottage is an original semi-detached Oak frame, timber clad period cottage, built circa 1895 and set on a larger than average size plot. The current vendors have resided in the cottage for the past thirty years, and in recent times have had the Oak frame treated, new full insulation installed and new cladding. Additionally, there is planning permission for a single storey rear extension, (CA/23/00073) although, there could be further scope, as the adjoining property has recently completed a considerable size extension, obviously this would be subject to further planning consent. The accommodation itself comprises an entrance hall opening to a sitting room with feature fireplace built-in cupboards to either side plus a comfortable

dining room with inset Rayburn, and a kitchen at the rear. Upstairs is a super large main bedroom with a spacious walk-in wardrobe (which, could be utilized as an ensuite, subject to the necessary consents). A second bedroom and a modern bathroom will also be found on this floor.

Outside

The front garden is extensively planted with a variety of flower and shrub borders while the rear garden is laid to lawn with deep filled borders and a variety of trees, shrubs and plants. The property is approached off The Street onto a wide double width driveway.

Services

Mains water, electricity and drainage are understood to be connected. A wood burning Rayburn provides hot water and cooking, although, there is an electric free standing cooker in the kitchen.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: F

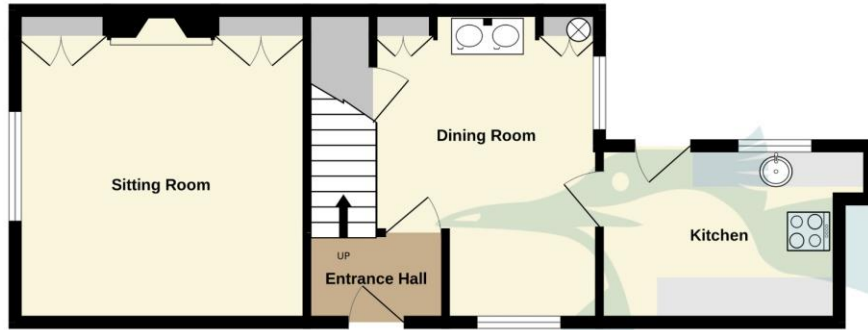
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 840422**

Ground Floor
457 sq.ft. (42.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F	35 F	
1-20	G		

Entrance Hallway
6' 3" x 4' 1" (1.90m x 1.24m)

Sitting Room
13' 2" x 13' 0" (4.01m x 3.96m)

Dining Room
12' 9" x 10' 3" (3.88m x 3.12m)

Kitchen
10' 0" x 8' 0" (3.05m x 2.44m)

First Floor

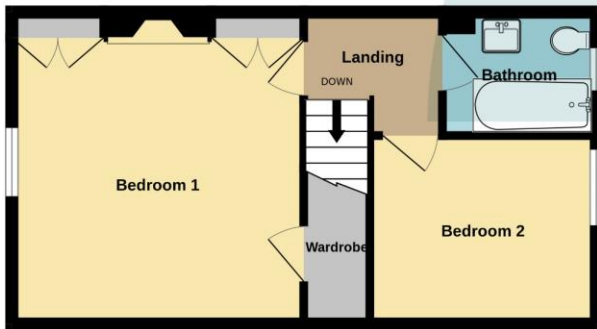
Bedroom One
13' 3" x 13' 1" (4.04m x 3.98m)

Walk-in Wardrobe
7' 1" x 3' 0" (2.16m x 0.91m)

Bedroom Two
10' 3" x 8' 6" (3.12m x 2.59m)

Bathroom
7' 1" x 5' 5" (2.16m x 1.65m)

1st Floor
367 sq.ft. (34.1 sq.m.) approx.



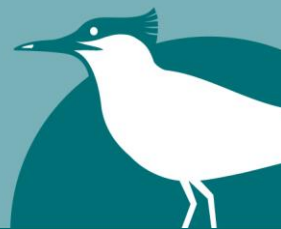
TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.