



Little Bossington Farmhouse,
Adisham, Canterbury, CT3 3LN
OIEO £2,000,000

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Little Bossington Farmhouse, Adisham, Canterbury

This Grade II listed detached farmhouse is an exquisite property that combines traditional charm with contemporary amenities. Set within just over 10 acres.

Situation

Located in a peaceful rural setting, this Grade II listed farmhouse offers a secluded and tranquil lifestyle while being within convenient reach of nearby amenities and transportation links. It presents a rare opportunity to own a period home, believed to date from the 17th Century, yet with modern comforts, combining the best of both worlds for discerning buyers seeking a distinctive and luxurious country retreat. Located on the outskirts of the popular village of Adisham, which boasts a well rated Primary School, Community Hall and Church. Other villages in the vicinity further cater well for one's every day needs. Nestled on the edge of the Kent Downs Area of Outstanding Natural Beauty, there is a wealth of walks, bridle paths and cycle routes available on one's doorstep. Adisham main line station is just over 1/2 mile from the property, whilst the Cathedral City of Canterbury offers a wide range of shopping, recreational and educational facilities lies within only a few miles. From here the high speed link to London St Pancras has brought the travel time to the capital down to around 60 minutes or so. The nearby Eurotunnel links, together with the cross channel services at Dover, provide direct and easy access into Europe.

The Property

The interior showcases a harmonious blend of original features and contemporary finishes, creating a warm and comfortable atmosphere throughout. The ground floor comprises several reception rooms, including a charming living room with exposed wooden beams and inglenook fireplace, an elegant dining room, and a cozy drawing room. These rooms provide versatile spaces for relaxation and entertaining. The farmhouse boasts a modern, fully-equipped kitchen that seamlessly combines functionality and style. With ample storage, high-quality appliances, and a central island, it is a culinary enthusiast's dream. The kitchen also features a delightful breakfast area, offering garden views and perfect for casual dining.

A door from the Dining Room leads to an incredibly useful utility room located in the cellar. The property offers five generously-sized bedrooms over the first and second floor, each exuding its own unique character with exposed beamwork. The principal suite provides a tranquil sanctuary, complete with an en-suite bathroom. The remaining bedrooms are equally comfortable and enjoy picturesque views of the surrounding countryside.

Outside

The immediate gardens are beautifully manicured with an established and extensive range of tree, shrub and flower borders, bountiful kitchen garden, paved seating / entertaining area with attractive covered pergola, heated swimming pool with bar area and timber summer house, and further seating area with a pizza oven. Further outbuildings include a double garage block and a detached barn with great potential as ancillary accommodation, subject to usual planning consents.

Services

Oil fired central heating Mains drainage and electricity.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

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 **01304 612197**

Approximate Area = 3397 sq ft / 315.6 sq m (includes garage)
 Limited Use Area(s) = 557 sq ft / 51.7 sq m
 Annexe = 786 sq ft / 73 sq m

Garage = 309 sq ft / 28.7 sq m
 Outbuilding = 603 sq ft / 56 sq m
 Total = 5652 sq ft / 525 sq m

For identification only - Not to scale



Entrance Lobby

Cloakroom

Sitting Room

Drawing Room

Dining Room

Kitchen/Breakfast Rm

Utility Room

Cellar

Principal Bedroom

En-Suite Bathroom

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Snug

Bedroom 5

Craft/Attic Room

Barn/Garage

Barn/Kitchen Area

Barn Cloakroom

Barn Gym / Games Room (first floor)

Car Port

Outbuilding / Storage

Summer House

18' 8" x 17' 5" (5.69m x 5.30m)

17' 9" x 16' 9" (5.41m x 5.10m)

18' 1" x 14' 9" (5.51m x 4.49m)

26' 4" x 18' 10" (8.02m x 5.74m)

18' 3" x 16' 2" (5.56m x 4.92m)

19' 0" x 17' 5" (5.79m x 5.30m)

15' 3" x 13' 6" (4.64m x 4.11m)

14' 11" x 9' 8" (4.54m x 2.94m)

15' 0" x 13' 11" (4.57m x 4.24m)

15' 10" x 12' 9" (4.83m x 3.88m)

17' 10" x 13' 8" (5.43m x 4.16m)

20' 11" x 16' 3" (6.37m x 4.95m)

18' 2" x 16' 8" (5.53m x 5.08m)

16' 8" x 15' 7" (5.08m x 4.75m)

30' 8" x 17' 9" (9.34m x 5.41m)

18' 2" x 15' 9" (5.53m x 4.80m)

15' 9" x 11' 11" (4.80m x 3.63m)

13' 9" x 9' 5" (4.19m x 2.87m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	30 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 986254

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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.

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