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**The Coach House, The Street, Bossingham, Canterbury, CT4 6DY**

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## The Coach House, The Street, Bossingham, Canterbury, CT4 6DY

### Guide Price £750,000 Freehold

A rare opportunity to purchase an extended 4 bedroom converted coach house in the well regarded village of Bossingham.

The property boasts a lovely blend of both period features and contemporary styles and offers a very versatile layout. Planning permission has been granted for a 2 storey side extension which would add a further sitting room or home office to the ground floor and a new master bedroom with apex ceiling and en-suite shower room. See the plans at [https://www.canterbury.gov.uk/planning-and-building CA/23/01818](https://www.canterbury.gov.uk/planning-and-building-CA/23/01818).

- Well Presented 4 Bedroom Detached House
- Planning Permission Granted for a 2 Storey Side Extension
- Superb Blend Of Period & Contemporary
- Three Reception Rooms
- Many Period Features
- Superb Kitchen/Dining Room
- Home Office
- Two Bathrooms
- Potential 1 Bedroom Annexe
- Wood Burning Stove
- Off Road Parking
- Beautiful Front & Rear Gardens
- Situated In The Sought-After Village Of Bossingham
- Just 7 Miles South Of Canterbury
- Area Of Outstanding Natural Beauty
- Just a Short Walk To The Local Primary School





The Coach House has been maintained to a high standard by the current owners and three generously sized reception rooms including a superb kitchen/dining room.

The extension provides a home office and cloakroom downstairs and a large bedroom and en-suite shower room upstairs. This area has its own separate staircase and could be an ideal self-contained annexe.

Upstairs in the main house are three good size bedrooms and a family bathroom.

Outside there is off road parking to the front and beautiful front and rear gardens. Most of the garden lies to the rear and measures approximately 55' x 48' and is mainly laid to lawn with well established, pretty flower borders.

The Coach House enjoys a lovely setting in the centre of the well-regarded village of Bossingham. Located just 7 miles South of Canterbury in the Kent Downs of Outstanding Natural Beauty the village is surrounded by miles of superb open countryside with many walks on the doorstep. The larger village of Stelling Minnis has a primary school currently rated 'Good' by OFSTED and a village pub. Canterbury with its huge range of leisure and educational facilities is within easy reach as is Canterbury West railway station with its high speed service to London St Pancras.

**Viewing:** By appointment through Finn's, Canterbury. Tel: 01227 454111

**Services:** Mains drainage. Oil central heating & hot water.

**Council Tax:** Band 'E' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 15/5/24

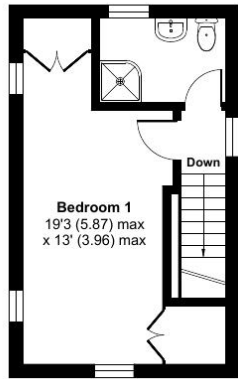


Approximate Area = 2040 sq ft / 190 sq m  
 Limited Use Area(s) = 55 sq ft / 5 sq m  
 Outbuildings = 133 sq ft / 12 sq m  
 Total = 2228 sq ft / 207 sq m

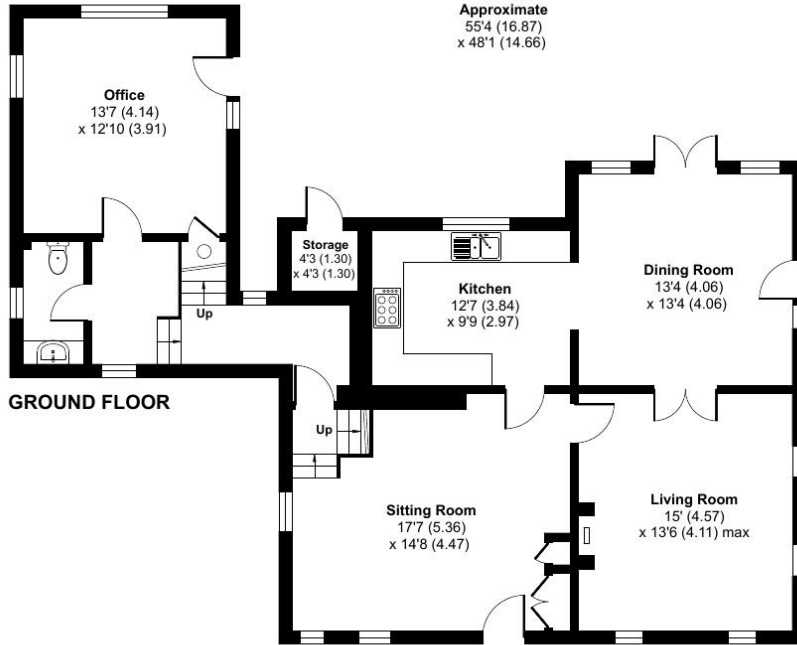
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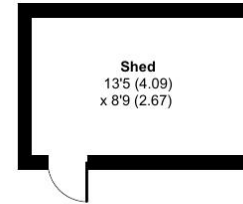
Denotes restricted head height



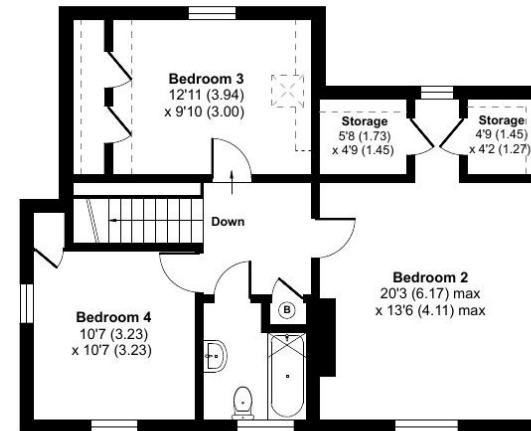
FIRST FLOOR 2



GROUND FLOOR



OUTBUILDING



FIRST FLOOR 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Finns. REF: 916028

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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