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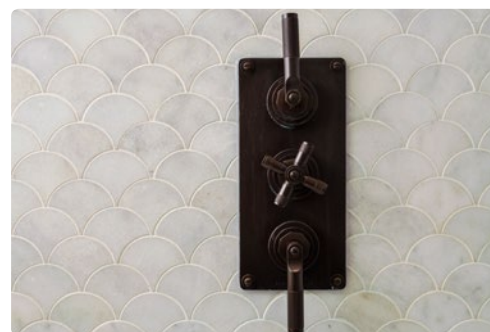
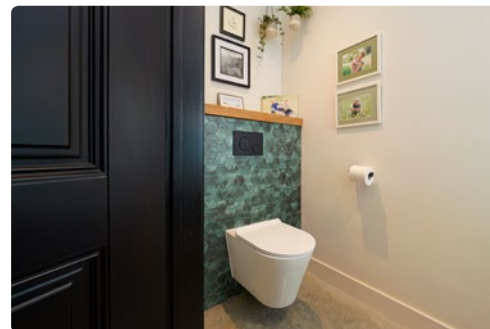
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5 Great Bossingham Farm, Manns Hill, Bossingham, CT4 6EB

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



5 Great Bossingham Farm, Manns Hill, Bossingham, CT4 6EB

- Striking Modern Detached Residence
- 2000 Sq. Ft Of Thoughtfully Designed Accommodation
- Creative Architecture & Fine Craftsmanship
- High Specification & Luxurious Finish
- Exceptionally Energy Efficient
- Open Plan Living Areas With Bi-fold Doors
- Four Bedrooms & Two Sleek Bathrooms
- Large Plot With Ample Parking & Triple Car Port

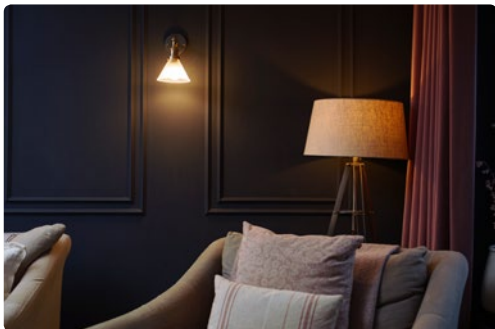
SITUATION:

Great Bossingham Farm is situated in the picturesque village of Bossingham and surrounded by beautiful rolling fields, farmland and countryside. The village is served by an active village hall, however the nearby village of Stelling Minnis offers a far wider range of local amenities, including a primary school, pubs and a village shop.

Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The thriving market town of Ashford also offers excellent shopping, recreational and educational amenities, along with a high speed rail link from Ashford International Station which reaches London St Pancras in just 38 minutes.



DESCRIPTION:

A striking detached modern residence, designed and built in 2022, combines the finest materials and exceptional craftsmanship with meticulous attention to detail, resulting in a masterpiece of modern architecture. The property offers nearly 2,000 sq. ft. of luxurious and thoughtfully designed accommodation, situated within the exclusive and small development of Great Bossingham Farm.

Number Five is the largest property in the development and has been individually enhanced by the current owner, who has an eye for detail and a flair for interior design. Fine décor and bespoke joinery are evident throughout, with a Neptune paint palette adding unique and artistic personality.

Additional standout features include Lutron lighting, an integrated sound system, sleek bathrooms, and a high-specification Kutchen Haus kitchen, all contributing to the property's unparalleled quality and character.

Every effort has been made to ensure the property is exceptionally energy-efficient and eco-friendly, with the use of sustainable materials, an air source heat pump with zoned underfloor heating, high-performance double glazing, and substantial insulation.

The façade features exposed knapped flintwork, which provides a striking contrast to the powder-coated aluminium dark-framed windows and doors.

The entrance hall, with its polished concrete flooring, flows seamlessly into the main living areas, which are cleverly designed to provide clear divisions for dining, relaxing, and cooking, while maintaining an open-plan layout.

The Kutchen Haus kitchen, with Dekton worktops, is fitted with an array of handleless units and integrates all major appliances, including a Miele oven, a combination

microwave oven, a full-height fridge, a dishwasher, and a Bora hob set within the island/breakfast bar. The sink is equipped with a Quooker Cube boiling tap, offering cold filtered and sparkling water as well. A utility room complements the kitchen, providing ample space for laundry appliances and access to the garden.

The dining room table is situated beside the bi-fold doors, which open onto a polished concrete terrace, allowing for seamless indoor-outdoor living.

The sitting room features exposed panelling and a bespoke media wall, whilst a Morso wood-burning stove adds warmth and ambiance to the space.

The ground floor is further enhanced by a separate playroom/office and a ground-floor cloakroom with a composite stone effect hand basin.



A dark painted staircase, complements the internal panelled doors and leads to a large galleried landing, flooded with natural light from skylights.

This space connects to four generously proportioned bedrooms and a well-appointed family bathroom. The bathroom features a reeded shower screen and industrial-style fixtures with an antique brass finish, designed by Samuel Heath.

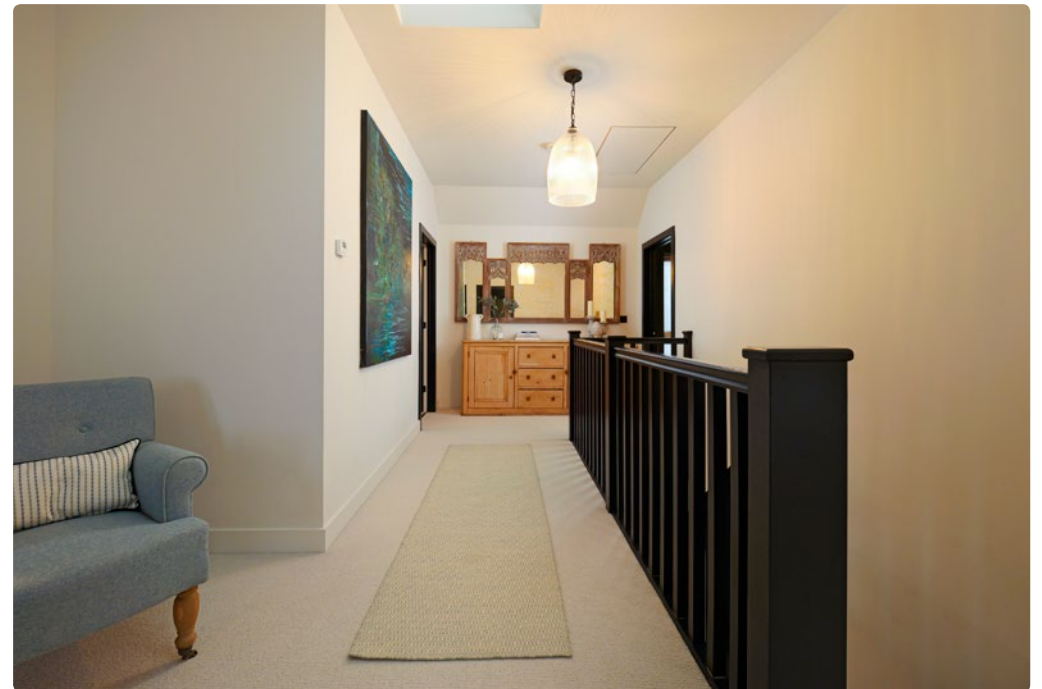
The joinery in the bedrooms demonstrates outstanding craftsmanship, with the main bedroom boasting a walk-in dressing room and a luxurious ensuite shower room.

OUTSIDE

The property occupies one of the largest plots in Bossingham Farm, with extensive parking available at the front of the triple carport.

At the rear, the polished concrete patio seamlessly extends from the internal flooring, providing ample space for alfresco dining.

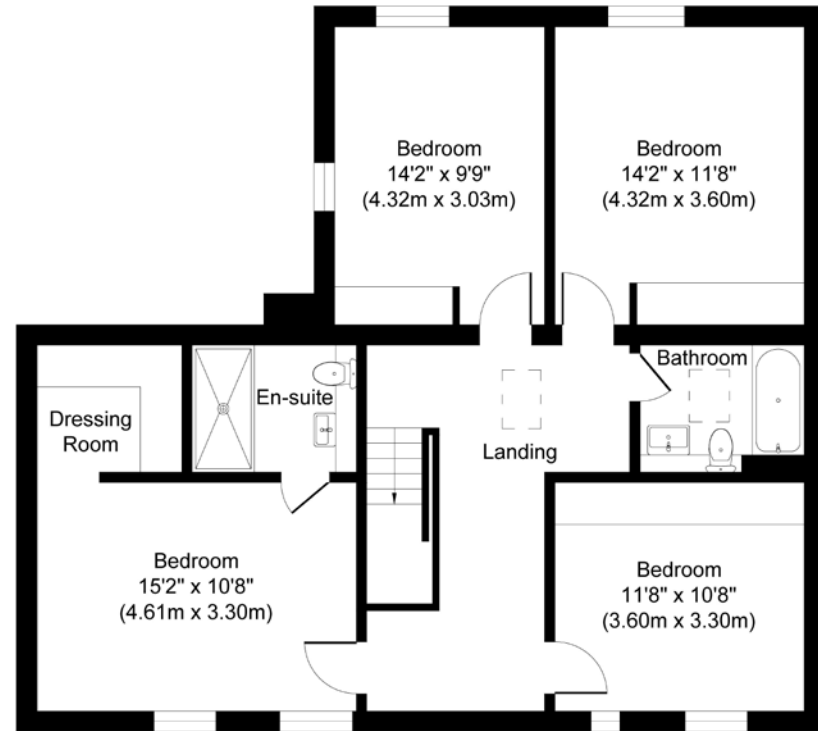
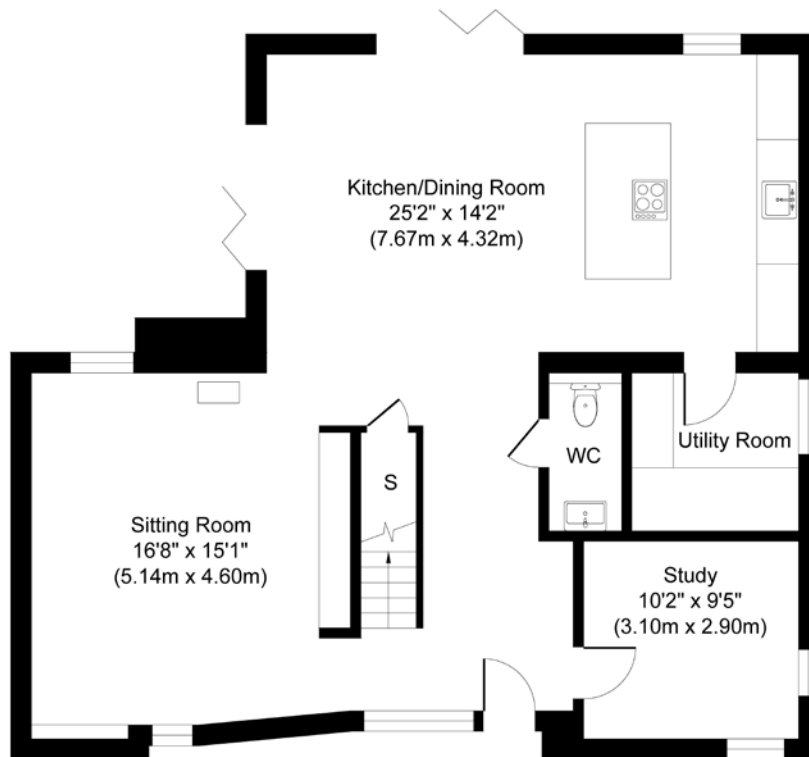
The rest of the garden is mainly laid to lawn, bordered by fencing, while a timber-built play area with a bark surface sits to the side of the house.







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TOTAL FLOOR AREA: 1951 sq. ft (181 sq. m)



EPC RATING
B



COUNCIL TAX BAND
G



GENERAL INFORMATION
Air Source Heat Pump

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