



FOUNDATION

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Windfield, Manns Hill, Bossingham, Canterbury, CT4 6ED

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Windfield, Manns Hill, Bossingham, Canterbury, CT4 6ED

- Thoughtfully Extended Semi Detached Residence
- Three Bedrooms & Two Bathrooms
- Planning Permitted To Convert The Loft
- Creatively Presented Throughout
- Living Room With French Doors & Wood Burner
- Converted Garage Creating A Small Guest Annexe
- Generous Plot With Stunning Established Garden
- Large Driveway & Part Garage Storage

SITUATION:

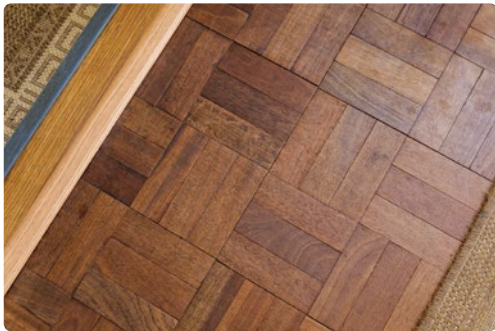
Windfield is situated in the picturesque village of Bossingham, surrounded by beautiful rolling countryside, farmland, and open fields, offering a peaceful rural setting.

The village itself benefits from an active village hall, while the nearby village of Stelling Minnis provides a wider range of everyday amenities, including a primary school, traditional pubs, and a village shop.

The cathedral city of Canterbury is within easy reach and offers a vibrant and cosmopolitan atmosphere. Its thriving city centre features a wide selection of High Street brands alongside an eclectic mix of independent boutiques, cafés, and international restaurants. The city also boasts an excellent range of sporting, leisure, and recreational facilities, including the renowned Marlowe Theatre.

Canterbury is particularly well regarded for its educational provision, offering an excellent choice of grammar schools, highly regarded independent schools, and three universities. The city is also well connected, with regular rail services to London Victoria, Charing Cross, and Cannon Street, while the high-speed service from Canterbury West reaches London St Pancras in under an hour.

The nearby market town of Ashford further enhances the area's appeal, offering extensive shopping, leisure, and educational facilities. Ashford International provides high-speed rail services to London St Pancras in approximately 38 minutes.



DESCRIPTION:

A thoughtfully extended three-bedroom semi-detached bungalow, originally constructed in the 1960s, occupying a generous 0.16-acre plot with far-reaching countryside views. The current owners have an exceptional eye for detail and interior design, thoughtfully remodelling the property to create stylish, contemporary living. A clever conversion of part of the garage has introduced a generous third bedroom alongside a beautifully appointed shower room, while retaining useful storage space. Subject to the necessary consents, the remaining garage area could be converted into a kitchenette, creating an ideal self-contained annexe. With its own independent front entrance, this versatile space is perfectly suited to multi-generational living, guest accommodation or those seeking a degree of independence.



Further enhancing the property's potential, planning permission and architectural drawings are already in place to convert the

loft, creating two additional bedrooms and a family bathroom, transforming the home into an impressive five-bedroom residence.

Windfield is set back from the road, the property enjoys ample off-road parking via a generous driveway. A spacious entrance porch leads into a welcoming hallway where attractive wood-effect flooring has been laid seamlessly throughout the principal living areas. Two well-proportioned double bedrooms and a stylish family bathroom are positioned to the front of the property.

The light-filled living accommodation spans the full width of the home, perfectly orientated to enjoy the delightful outlook across the rear garden and surrounding countryside. The elegant sitting room centres around a charming wood-burning stove set within the chimney breast and opens through French doors onto a sun terrace, seamlessly connecting the indoor and outdoor spaces. Installed in 2023, the contemporary kitchen is

fitted with an extensive range of wall and base units incorporating integrated appliances, with ample space for dining. A door provides direct access to the garden, making it ideal for both everyday family life and entertaining. The third bedroom forms part of the garage conversion and benefits from its own private entrance, together with an adjoining shower room, making it an excellent space for a teenager, dependent relative, home business or visiting guests.

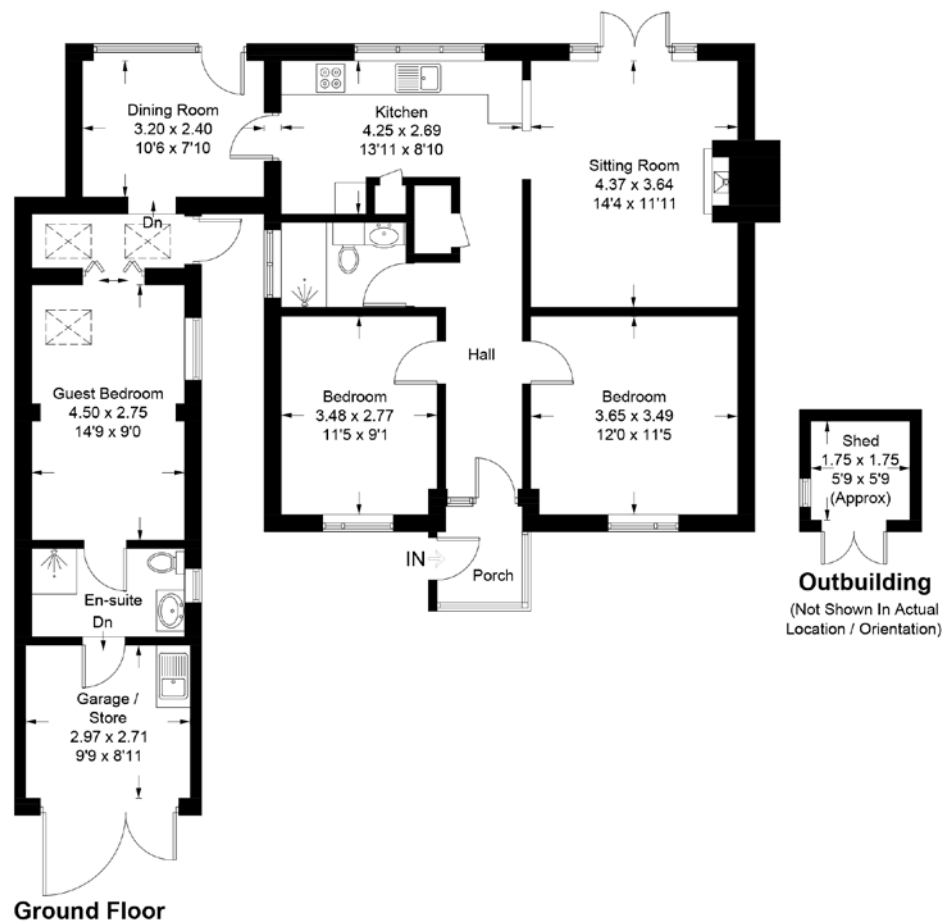
OUTSIDE: Windfield occupies an attractive plot of approximately 0.16 acres, with a generous frontage providing lawned gardens and ample driveway parking. The rear garden is predominantly laid to lawn and beautifully stocked with colourful borders, raised vegetable beds, fruit bushes, a mature oak tree and a greenhouse, creating an idyllic setting for those looking to embrace a more sustainable, semi-rural lifestyle while enjoying spectacular views across the surrounding countryside.











TOTAL FLOOR AREA: 1131 sq. ft (105 sq. m)



EPC RATING
D



COUNCIL TAX BAND
G



GENERAL INFORMATION
Mains drainage & oil fuelled heating

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