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Aryx House, Manns Hill, Bossingham, Canterbury, CT4 6ED

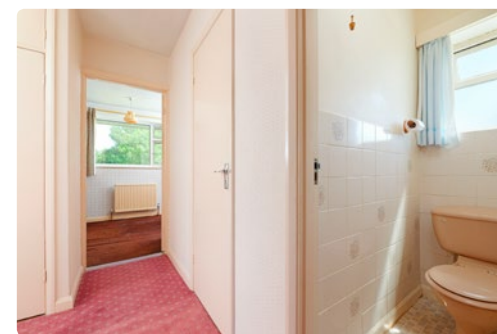
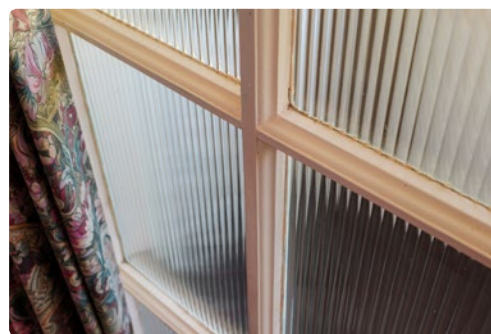
4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS



Freehold

Aryx House, Manns Hill, Bossingham, Canterbury, CT4 6ED

- Charming 1960's Built Detached Residence
- Over 1500 Sq.Ft Of Spacious Accommodation
- Four Bedrooms & Two Generous Receptions
- Kitchen Breakfast Room Over Looking Garden
- Opportunity To Further Enhance & Personalise
- Set In Approx A Third Of An Acre
- Large Driveway Garage, Garage & Workshop
- Village Location Easy Access To Canterbury



SITUATION:

Aryx House 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.

The area benefits from excellent road connections, with access to the A2/M2 via Canterbury and the M20 at Ashford, providing convenient routes to London and the coast.



DESCRIPTION:

A charming 1960's detached residence built and designed by the current family and proudly remained in residence ever since, Aryx House is a truly special home that combines timeless design with exceptional potential. Thoughtfully planned and solidly constructed, the property offers beautifully proportioned rooms, an abundance of natural light, and a wonderful sense of space throughout.



Set within an impressive plot of almost a third of an acre, this four-bedroom detached residence extends to over 1,500 sq. ft. of versatile accommodation and presents an exciting opportunity for a new owner to sympathetically modernise and create a stunning forever home. The bones of Aryx House are charming with a versatile layout, generous room sizes, and large picture windows that perfectly frame the beautiful gardens while filling the home with a lovely energy and a wonderful sense of warmth.

The property is approached via an entrance porch, with the front door opening into a spacious and welcoming reception hall featuring a staircase rising to the first floor. The generous sitting room provides an inviting space to relax, complemented by a separate formal dining room, ideal for entertaining.

The kitchen/breakfast room is fitted with a range of wall and base units surrounding freestanding appliances and enjoys views over the gardens. Although currently separate from the reception rooms, the layout lends itself perfectly to opening up the space to create the sought-after open-plan family living and entertaining area, subject to any necessary consents. A practical utility area is conveniently positioned within the covered walkway linking the house to the garage.

The first floor continues the home's generous proportions, with a spacious landing leading to four well-sized bedrooms. The family bathroom and separate WC offer further

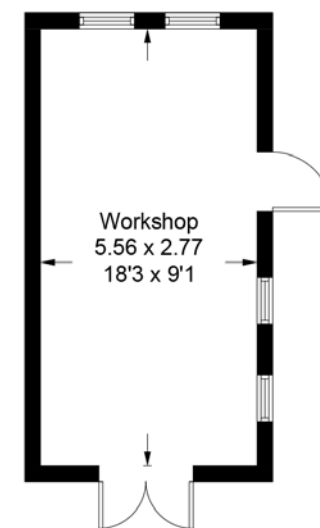
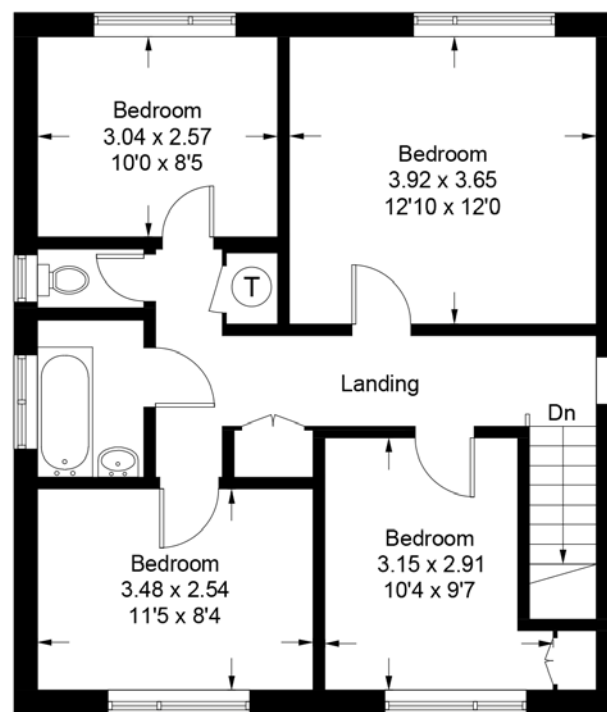
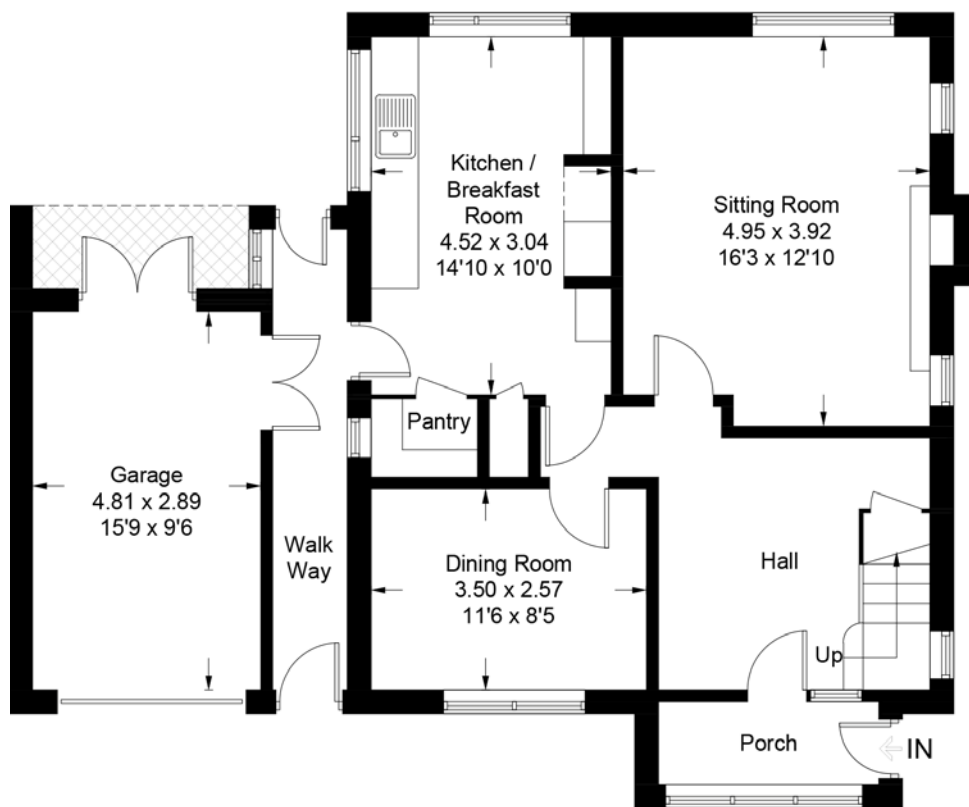
scope for reconfiguration, providing the opportunity to create a luxurious contemporary family bathroom.

OUTSIDE:

Aryx House occupies a magnificent plot of almost a third of an acre, with beautifully established gardens enclosed by mature hedging, creating an exceptional degree of privacy and tranquillity. The gardens are predominantly laid to lawn, extending to the side of the property where there is ample space for a kitchen garden, children's play area, or further landscaping. The generous plot also offers significant potential to extend the property to the side or rear, subject to the necessary planning permissions, allowing future owners to tailor the home to their individual requirements. To the front, a gated driveway provides ample parking and leads to the attached single garage. Beyond this is a second detached garage, offering excellent workshop space, additional storage, or potential for a variety of hobbies.







(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 1714 sq. ft (159 sq. m)
HOUSE: 1549 sq. ft (143 sq. m)
WORKSHOP: 165 sq. ft (15 sq. m)



EPC RATING
E



COUNCIL TAX BAND
F



GENERAL INFORMATION
Oil fuelled Heating

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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