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Clearvu Cottage, Manns Hill, Bossingham, Canterbury, CT4 6ED

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Clearvu Cottage, Manns Hill, Bossingham, Canterbury, CT4 6ED

- Creatively Extended Semi-Detached Residence
- Open Plan Living Room With Bi-fold Doors
- Sitting Room With Wood Burning Stove
- Over 1300 Sq.Ft Of Accommodation
- Three Bedrooms & Two Bathrooms
- Generous South Facing Rear Garden
- Gravelled Driveway & Detached Garage
- Rural Village Location Close To Canterbury

SITUATION:

Clearvu Cottage 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 an outstanding 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 creatively extended three-bedroom semi-detached family home, offering over 1,300 sq. ft. of spacious and beautifully presented accommodation. Occupying a desirable plot, the property benefits from a large gravelled driveway and a generous south-facing rear garden, enjoying far-reaching views across rolling countryside.

Originally built in the 1960s, the home has been thoughtfully updated by the current owners, who demonstrate a clear eye for detail and a high standard of craftsmanship throughout. A striking oak-framed extension has transformed the property, enhancing the existing layout while creating a superb open-plan living space with bi-fold doors opening onto the garden.

Clearvu Cottage is set within the charming village of Bossingham, offering a semi-rural lifestyle while remaining just a few miles from the cathedral city of Canterbury.



The property has not only been aesthetically enhanced with a stylish new kitchen and bathrooms, but has also undergone significant upgrades behind the scenes, including a full rewire, new radiators throughout, and enhanced loft insulation, ensuring improved efficiency.

The front door opens into a spacious entrance hall, featuring engineered oak flooring that continues seamlessly throughout the main living areas. To the rear of the property is a cosy living room, complete with a wood-burning stove set within an exposed brick chimney breast, complemented by bespoke cabinets and shelving fitted neatly into the alcoves.

This room flows effortlessly into the impressive open-plan oak-framed kitchen/dining room, a recent addition that is flooded with natural light from a skylight lantern and bi-fold doors leading to the south-facing rear garden. The kitchen is fitted with shaker-style

units, finished with stainless steel cup handles and oak worktops, and includes a full range of integrated appliances.

To the front of the property are three well-proportioned bedrooms and a well-appointed family bathroom, with one of the bedrooms benefiting from its own en-suite shower room.

OUTSIDE:

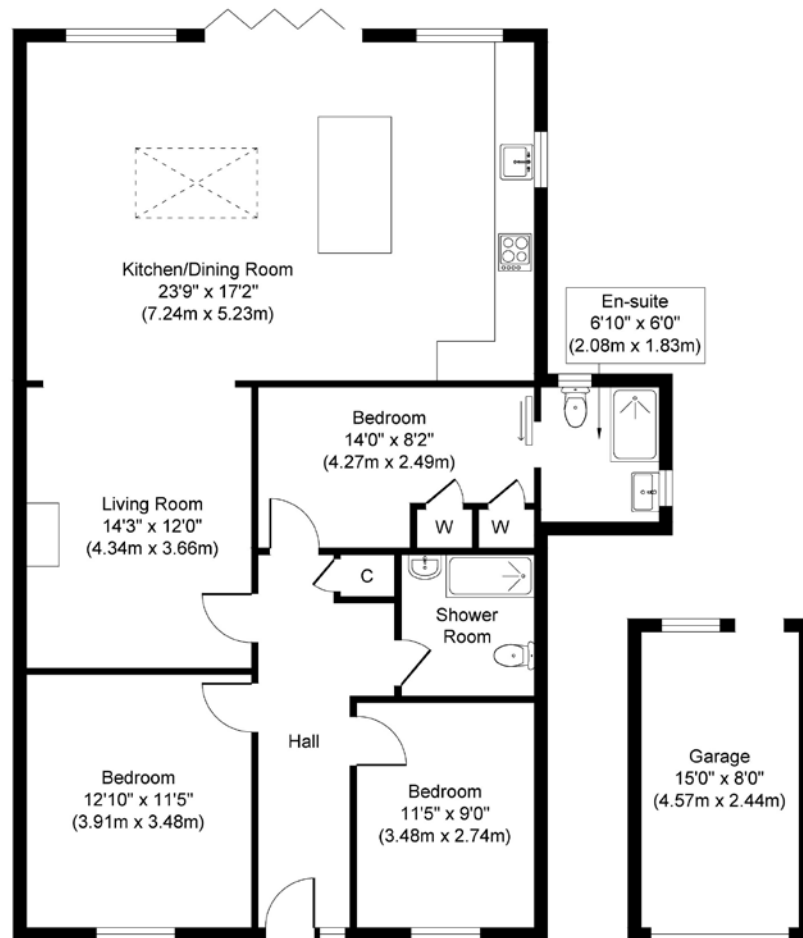
Clearvu Cottage occupies approximately 0.15 acres. To the front, a large gravelled driveway provides ample parking and leads to the garage. Railway sleepers border the driveway, with the adjoining garden mainly laid to lawn, interspersed with young trees and established shrubs. The rear garden enjoys a desirable southerly aspect, featuring a patio area accessed directly from the bi-fold doors, which extends onto a well-maintained lawn, enhanced by colourful borders and a variety of mature shrubs.











TOTAL FLOOR AREA: 1320 sq. ft (122 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
Oil fuelled heating & private drainage

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

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