



Ashdown House  
The Street | Bossingham | Canterbury | Kent | CT4 6DX





# Step inside

## Little Orchard

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For anyone looking to 'Escape to the Country' and enjoy the benefits of life in a village community but wants all the advantages of an upmarket modern property, whether as a permanent home or a wonderful holiday and weekend retreat, this beautifully presented detached contemporary family home could tick all the right boxes. Built in 2023, in an enclave of just four similar detached properties in the centre of Bossingham village, the very attractive Ashdown House backs onto fields surrounded by woodland.

It is approached via a private road adjacent to The Street. This leads to the block paved entrance with a pair of five bar gates that open onto a large resin driveway, flanked by a front lawn and shrubs, and where you can park at least half a dozen cars. The exterior of the property is immediately appealing as it includes traditional timber cladding, attractive brickwork and flint inserts as well as a contemporary carport incorporating two good sized storage rooms with rear door access and a modern front door.

As you walk into the large entrance hall you start to experience the light and bright environment and the spacious flowing feel that permeates throughout the ground floor. As a high end contemporary build the property includes delightful features such as coved ceilings, oak doors, an oak and glass balustraded staircase, porcelanosa ceramic tiling and hard wearing flooring with Evora Herringbone in the dining area and living room.

There is a modern cloakroom and a walk-in store cupboard as well as open access to the charming dining area with a large picture window offering views across the surrounding countryside and also an open archway to the attractive, dual aspect living room. This includes a sculptured ceiling with mood lighting, a striped wood wall feature and French doors to the rear terrace. There is also a concealed fireplace that could be opened up if required.

A special feature of this house is the superb kitchen/breakfast room with French doors to the rear terrace. There are a raft of dove grey shaker style units with quartz worktops housing high end appliances including two built in ovens, a steam oven and a microwave as well as an integrated dishwasher, full height fridge and matching freezer. Half a dozen people could happily sip their coffee at the very large central island/breakfast bar that also has an induction hob, wine cooler and pop up plugs. The adjacent utility room has similar fitted units and stand-alone laundry facilities as well as a back door to the bin storage area and side lawn.

The light and bright landing includes a large picture window and a systems control cupboard and provides access to the family bathroom and five double bedrooms. These include one currently in use as a walk-in dressing room, another is an excellent office with a plethora of fitted cupboards and a full height window offering delightful views that can inspire you while you are working, while a third is dual aspect and currently created as a charming snug with a full height picture window.

There is a dual aspect guest double bedroom with a trendy ensuite wet room and the principal suite with full height windows offering wonderful rural views, a discreetly hidden walk-in wardrobe/dressing area, a wall of built in cupboards and a spacious ensuite wet room.

The very easy-to-manage rear garden wraps round to the side of the property and is primarily laid to lawn with a large terrace for outdoor entertaining and relaxing in the sunshine, enjoying the surrounding vista.





# Seller Insight

“ We purchased this lovely house from new as we wanted to live in a village environment but in a characterful modern house where it was quiet and peaceful. Unfortunately, due to business commitments, we have to relinquish our delightful home but I am sure new owners will be delighted to be able to move in and not have to do anything except install their furniture.

Bossingham is a very friendly village and nestles in the midst of an Area of Outstanding Natural Beauty in the rolling Kent countryside yet is only a few miles from the historic City of Canterbury with its high speed train that can take you to St Pancras in less than an hour. The good Stelling Minnis primary school is nearby and there are plenty of footpaths to take the dogs on wonderful walks or we can stroll through the 124 acres of common land famously known as The Minnis. We are not far from Stelling Minnis with its archetypal village green, a convenience store, pub and historic windmill.

The area is very central for access not only to Canterbury but also to Folkestone and Dover for the Continent and there is a regular bus service through the village that is particularly useful for children going to secondary schools in Canterbury. Nearby Lower Hardes includes an excellent farm shop and you can dine in style at The Pig, The Tiger Inn, The Kings Arms, The Duck and The Five Bells Inn, all within a short drive.

We are not far from Canterbury with its UNESCO world heritage site historic buildings, high street stores and individual shops, theatres, universities, bars and restaurants as well as two mainline stations. It is also very easy to drive to the A20 for London or Dover and Folkestone for trips to the Continent.

Canterbury has an excellent choice of grammar and private schools and there are also first class schools in Folkestone, Ashford and Dover. While for sporting aficionados there are numerous clubs available as well as the Roundwood Hall Golf Club along Stone Street or the Canterbury Golf club and Polo Farm Sports club on the outskirts of the city. If you enjoy horses, there is also the Bursted Manor riding centre and excellent rides in the 440 acres of Lyminge forest.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









### Travel

By Road:	
Canterbury	5.8 miles
Ashford	13.5 miles
Dover Docks	18.4 miles
Channel Tunnel	9.8 miles
Gatwick Airport	71.6 miles
Charing Cross	69.3 miles

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

### Leisure Clubs & Facilities

The Spitfire Cricket Ground	01227 456886
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Roundwood Hall Golf Club	01303 862260
Kingsmead Leisure Centre	01227 769818

### Healthcare

Bridge Health Centre
Elham and Hawkinge Surgery
Kent and Canterbury Hospital
Chaucer Hospital

### Education

Primary Schools:
Petham Primary
Stelling Minnis Primary
Kent College Junior
St Edmunds Junior
The Kings School Junior
Ashford Prep

Secondary Schools:
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
The King's School, Canterbury
Kent College
St Edmunds
Ashford School

01227 831900
01303 232300
01227 766877
01227 825100

01227 700260
01227 709218
01227 762436
01227 475600
01227 714000
01233 620493

01227 463711
01227 463567
01227 464600
01227 595501
01227 763231
01227 475000
01233 625171

### Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Curzon cinema complex	01233 555644
Pinocchio's	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Granville	01227 700402
The Pig at Bridge	03452259494
The Bridge Arms	01227 286534

### Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

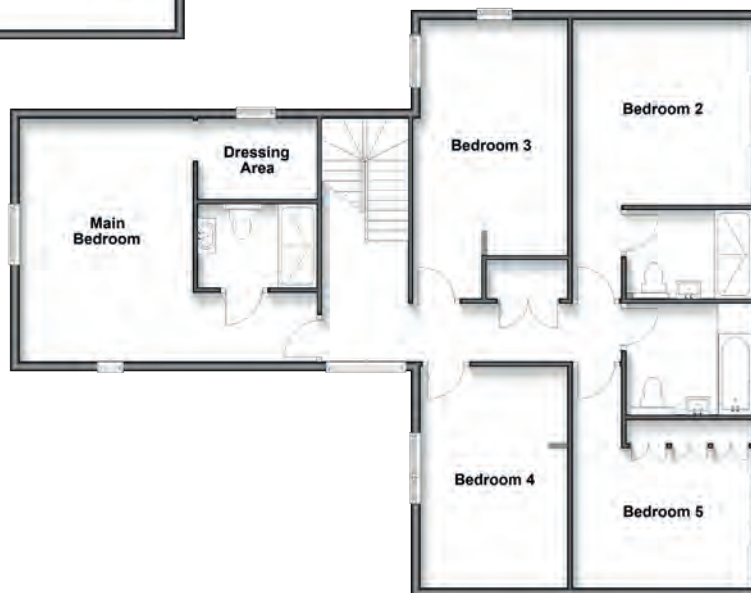
### Ground Floor

Approx. 110.4 sq. metres (1188.0 sq. feet)



### First Floor

Approx. 122.0 sq. metres (1313.4 sq. feet)



### GROUND FLOOR

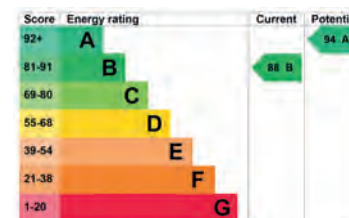
Entrance Hall	
Living Room	22'7 x 14'11 (6.89m x 4.55m)
Cloakroom	
Dining Area	11'5 x 9'4 (3.48m x 2.85m)
Kitchen/Breakfast Room	16'0 x 13'5 (4.88m x 4.09m)
Utility Room	10'10 x 6'2 (3.30m x 1.88m)

### FIRST FLOOR

Landing	
Main Bedroom	15'11 x 11'6 (4.85m x 3.51m)
Dressing Area	8'2 x 4'9 (2.49m x 1.45m)
En Suite Shower Room	
Bedroom 3	15'0 x 10'6 (4.58m x 3.20m)
Bedroom 4	15'1 x 9'11 (4.60m x 3.02m)
Family Bathroom	8'4 x 7'6 (2.54m x 2.29m)
Bedroom 2	12'6 x 12'2 (3.81m x 3.71m)
En Suite Shower Room	8'6 x 5'11 (2.59m x 1.80m)
Bedroom 5	12'4 x 9'5 (3.76m x 2.87m)

### OUTSIDE

Gated Driveway  
Double Carport  
Wraparound Garden  
Store Room



Council Tax Band: G  
Tenure: Freehold

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