



# Four Oaks

Bossingham | Nr. Canterbury | Kent



[www.hillstonehomes.co.uk](http://www.hillstonehomes.co.uk)

A select development of just four contemporary homes currently under construction and designed in a Kentish barn vernacular. Situated close to Stelling Minnis which comprises of 124 acres of ancient common land superb for country walking and leisure pursuits.



'Four Oaks' is situated within the delightful North Downs village of Bossingham. The homes are within walking distance of a primary school not far from Stelling Minnis providing wonderful country walks across 124 acres of ancient common land.

The adjoining villages of Bossingham and Stelling Minnis combine to provide a good range of facilities including a village store and popular pub. There are bus services providing access to Folkestone, Hythe and Canterbury. Canterbury provides a fabulous range of shopping facilities and cultural interests.

The A2068 (Stone Street) on the edge of the villages is a Roman road, providing a fast route between the M20 motorway (Jct 11) and the Cathedral City of Canterbury. There are also universities as well as a fine range of schools both in the state and independent sectors including grammar schools for both boys and girls.

Regional travel links include access to the Channel Tunnel near Folkestone, the Port of Dover. High-speed train services are available at both Ashford and Canterbury with journey times to London St. Pancras in under an hour.



Plot 1  
Hopfield Barn

Plot 2  
Ashdown House

Plot 3  
Highacre Barn

Plot 4  
Oakland House



Plot 1  
Hopfield Barn

Plot 3  
Highacre Barn



- Plot 1  
Hopfield Barn
- Plot 3  
Highacre Barn

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID876014)



**Ground Floor**  
133.6 sq m / 1438 sq ft

**First Floor**  
125.8 sq m / 1354 sq ft

**Outbuilding**  
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 259.4 sq m / 2792 sq ft  
 Outbuilding (Including Carport) = 39.5 sq m / 425 sq ft  
 Total = 298.9 sq m / 3217 sq ft

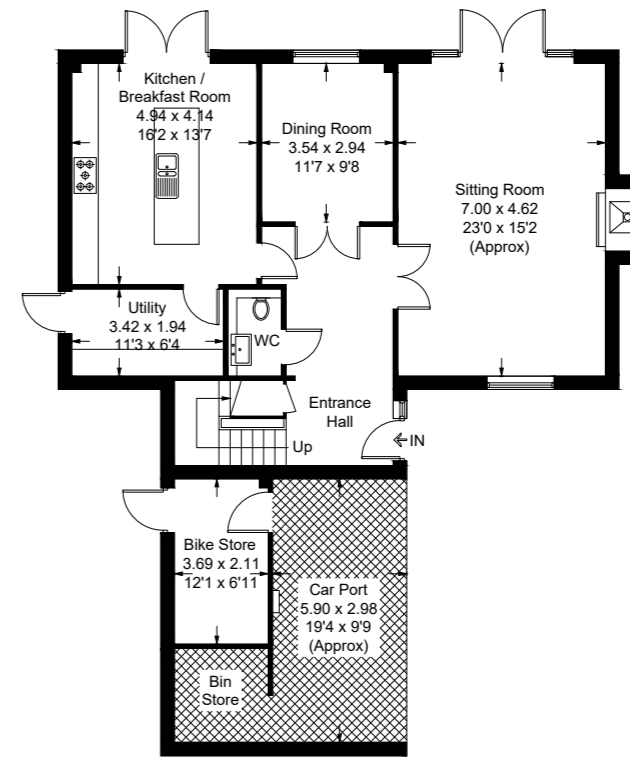


Plot 2 Ashdown House

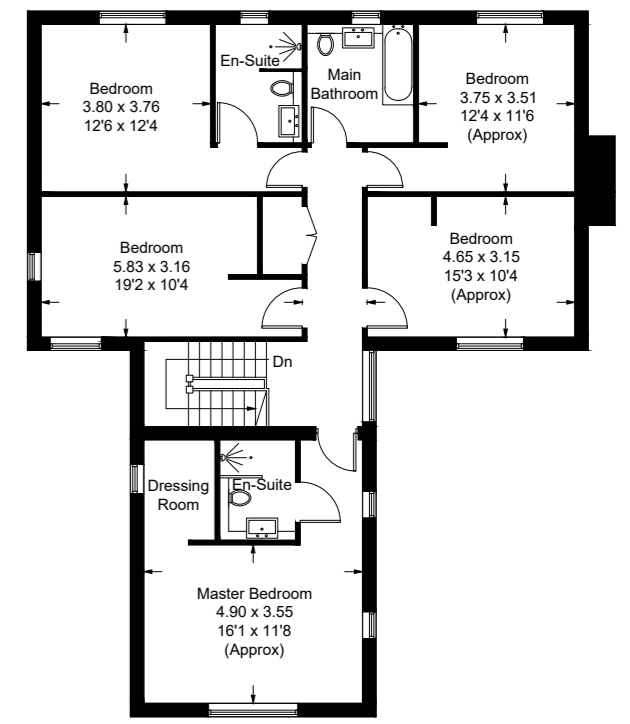
Plot 4 Oakland House

- Plot 2  
Ashdown House
- Plot 4  
Oakland House

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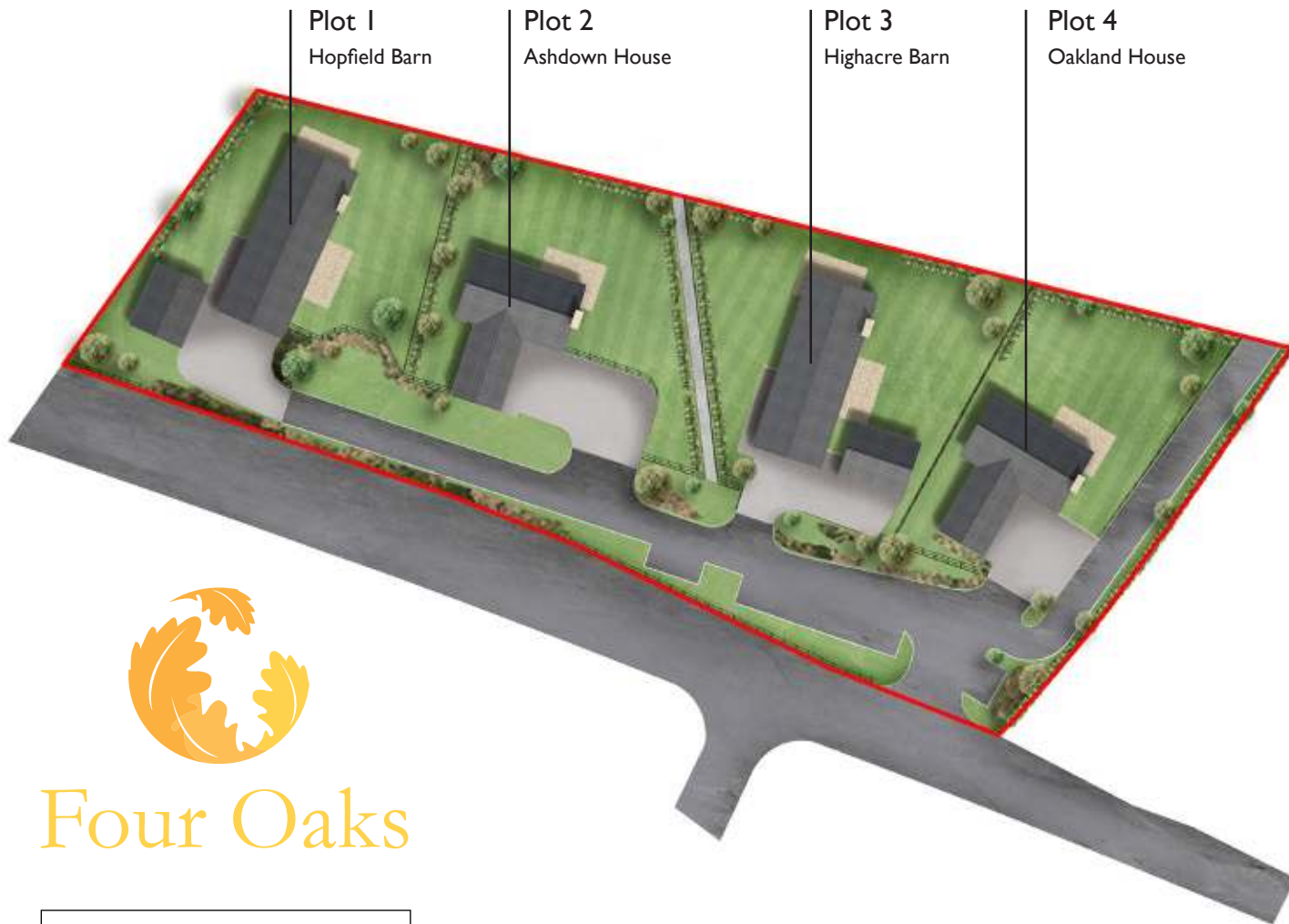


**Ground Floor - 95.3 sq m / 1026 sq ft  
(Excluding Bike Store / Bin Store / Car Port)**



**First Floor - 123.8 sq m / 1332 sq ft**

Approximate Gross Internal Area = 219.1 sq m / 2358 sq ft  
 Bin Store/Bike Store/Car Port = 30.8 sq m / 331 sq ft  
 Total = 249.9 sq m / 2689 sq ft




# Four Oaks

**Plan/Acreage**

The plan on these sales particulars and the acreage quoted are strictly for identification and for guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry ownership Title plans and must satisfy themselves as to the boundaries and the quantity of land being purchased.



[www.hillstonehomes.co.uk](http://www.hillstonehomes.co.uk)

[www.hobbsparker.co.uk](http://www.hobbsparker.co.uk)

*'These village homes are refreshing and will have a lovely rural aspect too'*



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**Alex Davies**

Hobbs Parker New Homes

**Important Notice**

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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Country Houses