



FOUR OAKS

BOSSINGHAM | KENT



STUNNING FAMILY HOMES

Hillstone Homes are proud to present four stunning family homes in the rural village of Bossingham.

Finished to a high-end spec, these family homes have been designed by Award Winning Architects Guy Holloway and reveal a mixture of modern design with traditional materials.

Large outdoor areas and stunning country views make this a rare find.



A SPLENDID RURAL LOCATION

Four Oaks enjoys a splendid rural location. It sits in the heart of picturesque village of Bossingham and is surrounded by beautiful rolling fields, farmland and countryside.

The village is served by an active village hall, and the nearby village of Stelling Minnis offers a far wider range of local amenities, including a primary school, pubs and a village shop.





BETTER CONNECTED

The nearby Cathedral City of Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries.

The thriving market town of Ashford also offers excellent shopping, recreational and educational amenities, along with a high speed rail link from Ashford International Station which reaches London St Pancras in just 38 minutes. The area is very well served by road connections, with the A2/M2 accessible from nearby Canterbury and the M20 (which can be joined at Ashford) both connecting with London and the coast.

PLOT 1
HOPFIELD BARN

PLOT 2
ASHDOWN HOUSE

PLOT 3
HIGHACRE BARN

PLOT 4
OAKLAND HOUSE



259.4SQM
2792SQFT

219.1SQM
2358SQFT

259.4SQM
2792SQFT

219.1SQM
2358SQFT



PLOT 1 HOPFIELD BARN

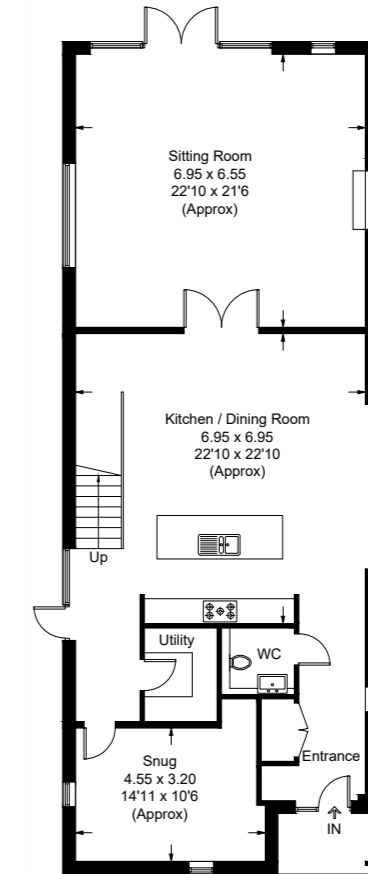
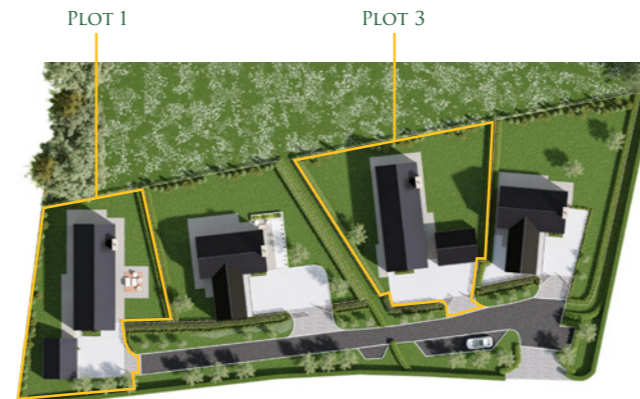
KITCHEN/DINING	6.95M x 6.95M	22'10" x 22'10"
SITTING ROOM	6.95M x 6.55M	22'10" x 21'6"
SNUG	4.55M x 3.20M	14'11" x 10'6"
MASTER BEDROOM	4.75M x 4.70M	15'7" x 15'5"
BEDROOM 1	5.15M x 3.20M	16'11" x 10'6"
BEDROOM 2	4.65M x 3.20M	15'3" x 10'6"
BEDROOM 3	4.65M x 2.72M	15'3" x 8'11"
BEDROOM 4	3.10M x 2.85M	10'2" x 9'4"

TOTAL INTERNAL AREA 259.4 SQM 2792 SQFT

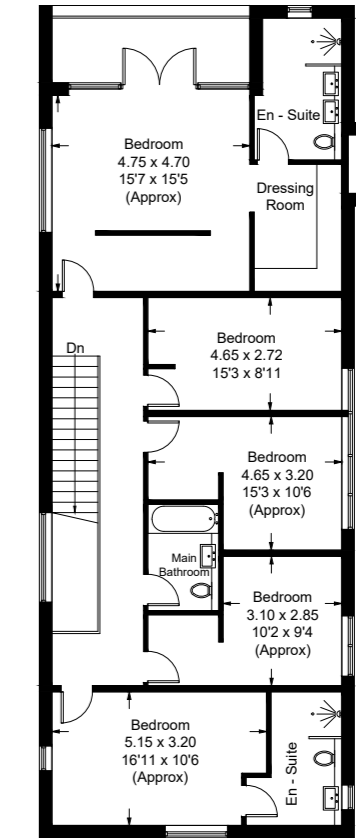
PLOT 3 HIGHACRE BARN

KITCHEN/DINING	6.95M x 6.95M	22'10" x 22'10"
SITTING ROOM	6.95M x 6.55M	22'10" x 21'6"
SNUG	4.55M x 3.20M	14'11" x 10'6"
MASTER BEDROOM	4.75M x 4.70M	15'7" x 15'5"
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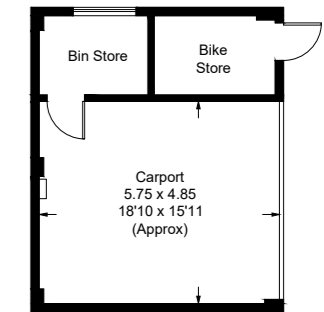
TOTAL INTERNAL AREA 259.4 SQM 2792 SQFT



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

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)

2792 SQFT
 FIVE BEDROOM DETACHED HOME



PLOT 2 ASHDOWN HOUSE

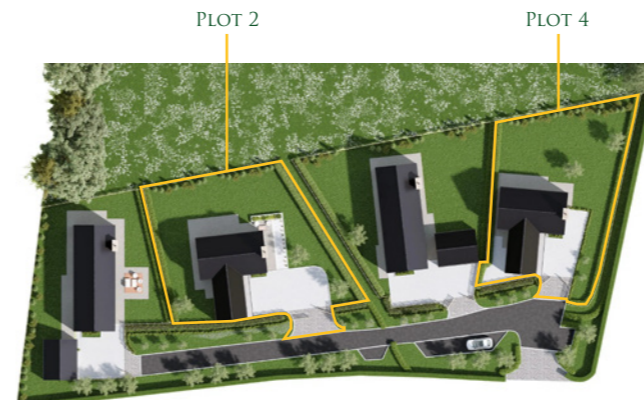
KITCHEN/BREAKFAST	494M x 4.14M	16'2" x 13'7"
DINING	3.54M x 2.94M	11'7" x 9'8"
SITTING ROOM	7.00M x 4.62M	23'0" x 15'2"
MASTER BEDROOM	4.90M x 3.55M	16'1" x 11'8"
BEDROOM 1	5.83M x 3.16M	19'2" x 10'4"
BEDROOM 2	4.65M x 3.15M	15'3" x 10'4"
BEDROOM 3	3.80M x 3.76M	12'6" x 12'4"
BEDROOM 4	3.75M x 3.51M	12'4" x 11'6"

TOTAL INTERNAL AREA 219.1 SQM 2358 SQFT

PLOT 4 OAKLAND HOUSE

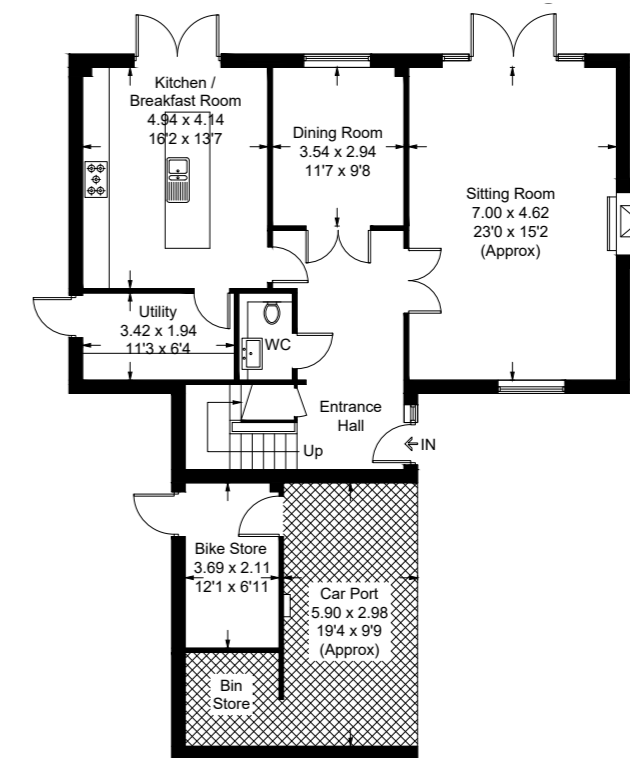
KITCHEN/BREAKFAST	494M x 4.14M	16'2" x 13'7"
DINING	3.54M x 2.94M	11'7" x 9'8"
SITTING ROOM	7.00M x 4.62M	23'0" x 15'2"
MASTER BEDROOM	4.90M x 3.55M	16'1" x 11'8"
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TOTAL INTERNAL AREA 219.1 SQM 2358 SQFT

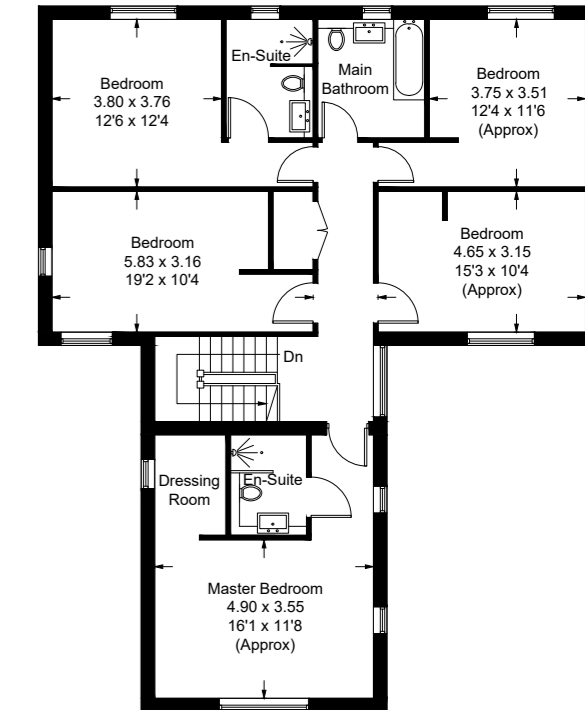


2358

FIVE BEDROOM DETACHED HOME



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

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)



SPECIFICATION

- Air Source Under Floor Heating
- Stylish kitchens with Islands & Miele appliances
- Fitted flooring
- Bathrooms & Wet rooms with wall hung sanitaryware
- Balconies to Plots 1 & 3
- Car barns with cycle & refuse stores
- Electric vehicle charge points
- Landscaped gardens with planting, fencing and paving
- Exterior lighting
- 5 bar entrance gates and Resin Bonded forecourts





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.

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.



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