



NAEA Licensed Estate Agents

# Bossingham

Manns Hill, Canterbury, Kent, CT4 6ED

## £1,295,000



Elm Lodge offers an idyllic rural retreat nestled in the charming village of Bossingham and just a short drive from Canterbury. This stunning executive detached home, built in 2019 to an exceptional specification, effortlessly combines contemporary luxury with village charm. Thoughtfully designed to provide spacious and stylish living it is the perfect family home.

✉ canterbury@kent-estate-agencies.co.uk

☎ 01227 463344

📍 94-100, Tankerton Road, Whitstable, CT5 2AH

[www.kea.org.uk](http://www.kea.org.uk)





## Property Information

Elm Lodge offers an idyllic rural retreat nestled in the charming village of Bossingham and just a short drive from Canterbury. This stunning executive detached home, built in 2019 to an exceptional specification, effortlessly combines contemporary luxury with village charm. Thoughtfully designed to provide spacious and stylish living, it is the perfect family home.

Upon entering you are immediately welcomed into a grand vestibule entrance where vaulted ceilings and a striking porcelain feature staircase set the tone for this exceptional residence. The interior, tastefully curated by Iggi, maximizes every inch of space blending functionality with sophisticated design.

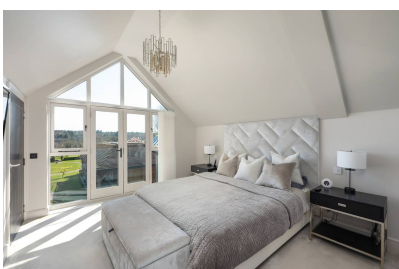


At the heart of the home lies an impressive 34ft open-plan kitchen, dining and living area where modern elegance meets everyday practicality. Oak bi-folding doors flood the space with natural light seamlessly connecting indoor and outdoor living. The sleek Häcker kitchen, complete with a range of high-end built-in appliances, offers both style and substance. A fully fitted utility room with a personal door leading to the garden ensures convenience is never compromised.



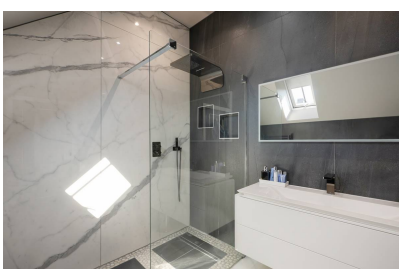
For those who enjoy home entertainment, the cinema room provides a truly immersive experience featuring an integrated Bowers & Wilkins surround sound system, a 9ft Grandview screen and a Sony Atmos SKRD 4K projector. The experience is elevated further by a bespoke bar area complete with Häcker units, a double wine fridge and drinks cabinets - ideal for entertaining.

The ground floor also features a study with built-in storage and a fully tiled shower room providing flexibility for home working or guest accommodation.



Upstairs the principal bedroom suite serves as a private sanctuary boasting a luxurious en-suite shower room and dedicated dressing room. A Juliet balcony with striking raking windows allows natural light to pour in enhancing the feeling of space. Three further double bedrooms provide ample accommodation for family and guests with a versatile games room/dressing room/ study room two accessible from bedroom four. A beautifully designed, fully tiled family bathroom serves these rooms.

Stepping outside the landscaped garden offers a tranquil escape. A large patio provides the perfect space for outdoor dining and entertaining, while the expansive lawn offers privacy and room to enjoy the surrounding countryside.



Adding to the home's appeal is a separate, self-contained annex, a stunning handmade oak-framed structure built by English Oak Buildings Ltd. This versatile space is currently used as an Airbnb rental generating additional income but would be equally suited as a guest suite or home office. The annex features a well-equipped kitchen/living area with built-in appliances, a spacious double bedroom with integrated storage and a stylish shower room along with the added benefit of solar panels.

At the front of the property gates provide secure access to ample off-road parking with a carport that offers potential for conversion into a garage for additional storage.



Elm Lodge presents a rare opportunity to enjoy tranquil rural living while remaining conveniently close to Canterbury's excellent amenities, schools and transport links. For those commuting or exploring the city, a local bus service to Canterbury city centre is just 0.4 miles away providing easy access to Canterbury Bus Station and Canterbury West Train Station which offers high-speed rail connections to London.

Everyday essentials are within easy reach with Stelling Minnis stores, Lower Hardres Farm Shop and C.A. Worgan's Butcher located within 4 miles. Families will appreciate the proximity to Stelling Minnis Primary School just 0.5 miles away, while sought-after secondary schools, including Simon Langton Grammar School (5.6 miles) and Kent College Canterbury (9 miles), offer excellent educational opportunities.

### Entrance Hall 19' 8 x 11' 5 (6m x 3.48m )

Oak wood front entrance door with glazed side panels. Vaulted ceilings with raking feature window. Underfloor heating. Storage cupboards with shelves and hanging space. Separate cupboard housing network including junction for CAT 6 media points. Porcelain stone staircase leading to first floor. Airing cupboard with shelves housing lagged hot water cylinder and immersion heater. Tiled flooring.



#### **Kitchen/Dining/Living Room 34' 2 x 21' 0 (10.42m x 6.41m )**

The kitchen is planned with a matching range of wall and base units arranged on one wall with large island housing moulded corian 1.5 bowl sink unit. Corian work surfaces with drainer grooves. Inset Bora induction hob with draw down extractor cooker, built-in fan assisted electric double oven and combination microwave/plate warmer. Integrated dishwasher, fridge and wine cooler. Windows to rear overlooking garden. Underfloor heating. Tiled flooring. Bi-folding doors providing access to rear garden. Large media wall with built-in storage.



#### **Utility Room 9' 10 x 9' 6 (3m x 2.75m )**

Range of matching wall and base units. Corian work surfaces with moulded sink unit. Underfloor heating. Window to side. Integrated washing machine, tumble dryer and freezer. Door to side.

#### **Study 10' 7 into bay x 9' 8 plus cupboards (3.23m into bay x 2.75m plus cupboards)**

Built-in cupboards. Bay window to front. Underfloor heating. Tiled flooring.

#### **Cinema Room 28' 4 x 11' 11 (8.64m x 3.64m )**

Feature bar with integrated stainless steel sink unit. Double wine fridge. Built-in drinks cabinet. Sony SKRD 4K projector. Bowers & Wilkins Atmos surround sound. Window to side and French door with electric blackout blind. Underfloor heating.

#### **Shower Room 8' 1 x 7' 3 (2.47m x 2.14m )**

Suite in white comprising full tiled walk-in shower with rainfall shower, wall hung wash hand basin set into vanity unit with drawer below and WC with concealed cistern. Underfloor heating. Chrome heated towel rail. Tiled walls. Frosted window to side. Tiled flooring. Extractor fan.

#### **Galleried Landing**

Ceiling speakers. Feature raking window to front and sky light. Radiators.

#### **Bedroom 1 14' 8 x 11' 5 (4.48m x 3.48m )**

Window to rear with Juliet balcony. Radiator. Door to dressing room and en-suite.

#### **Dressing Room 13' 10 x 4' 5 (4.22m x 1.22m )**

Window to rear. Built-in wardrobes with shelves and hanging space.

#### **En-suite 8' 2 x 7' 8 (2.49m x 2.34m )**

Suite in book match white marble tiles comprising large fully tiled shower cubicle with rainfall shower, wall hung wash hand basin set into vanity unit with drawers below and WC with concealed cistern. Heated towel rail. Tiled walls. Velux window to side. Radiator. Tiled flooring. Extractor fan.

#### **Bedroom 2 14' 8 x 10' 6 (4.48m x 3.05m )**

Window to rear with Juliet balcony. Radiator. Access to eaves and storage. Vaulted ceiling.

#### **Bedroom 3 16' 8 x 10' 7 max (5.08m x 3.23m max)**

Window to front and Velux to side. Radiator. Access to eaves and storage.

#### **Bedroom 4 11' 9 x 9' 0 (3.59m x 2.75m )**

Velux window to side. Radiator. Door to dressing room/ games room.

#### **Dressing Room/Games room/ Study 2 22' 0 x 11' 11 (6.71m x 3.64m )**

Velux windows to side. Radiator. Access to eaves and storage.

#### **Bathroom 9' 1 x 8' 7 (2.77m x 2.62m )**

Suite in white comprising freestanding bath with mixer tap and hand held shower attachment, large wall hung wash hand basin set into vanity unit with drawers below and WC with concealed cistern. Chrome heated towel rail. Tiled walls. Velux window to side. Tiled flooring. Extractor fan.

#### **Front Garden 48' x 52' (14.64m x 15.85m )**

Border fence and gates to front. Mainly laid to resin driveway. Access to car port. Driveway extending to the front of the property providing off road parking.

**Rear Garden 45' x 160' (13.72m x 48.77m )**

Mainly laid to lawn with flower beds, bushes and shrubs. Paved patio area. Greenhouse. Timber shed. Gated side access. Enclosed with fencing.

**Annex**

Made by English Oak.

**Kitchen/Living Room 17' 8 x 13' 11 (5.39m x 4.25m )**

The kitchen is planned with a matching range of wall and base units arranged on three walls. Stainless steel 1½ bowl sink unit. Inset induction hob and built-in fan assisted electric microwave/oven. Integrated fridge/freezer and washing machine. Windows to side and rear. Tiled flooring. Underfloor heating. French doors to rear garden.

**Bedroom 10' 0 x 9' 9 (3.05m x 2.98m )**

Window to side. Built-in wardrobes.

**Annex Shower Room**

Suite in white comprising fully tiled shower cubicle, wall hung wash hand basin set into vanity unit with drawers below and WC with concealed cistern. Chrome heated towel rail. Tiled walls. Window to side. Tiled flooring. Extractor fan.

**Main Services**

The following mains services are connected to the property electricity, water, drainage, a telephone line and BT broadband. All services will be subject to the appropriate companies transfer conditions.

**Heating**

Central heating is provided by a oil fired boiler situated in the front garden and hot water radiators and underfloor heating as indicated in these particulars.

**Windows**

The windows are generally of oak framed double glazed sealed units.

**Tenure**

The property is to be sold Freehold with vacant possession.

**Council Tax**

We are advised by the Valuation Office that the property is currently within Council Tax Band G. The amount payable under tax band G for the year 2025/2026 is £3,838.75.

**Viewing**

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

**Agent Notes**

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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# Energy performance certificate (EPC)

ELM LODGE MANN'S HILL BOSSINGHAM CT4 6ED	Energy rating	Valid until:	1 October 2030
	<b>B</b>	Certificate number:	3530-2330-3009-0762-0206

Property type	Detached house
Total floor area	251 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

