



3 Bossington Oast, Bossington Road, Adisham, Canterbury, Kent, CT3 3LN

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Offers In Excess Of £539,000 Freehold

Tucked away on a quiet no-through road in the idyllic hamlet of Bossington, just outside Canterbury, this stunning four-bedroom converted Oast House blends character with modern comforts. Surrounded by wonderful countryside views, the property offers rural tranquillity alongside convenient access to city amenities, excellent transport links, and reputable schools.

- Four-bedroom converted Oast House
- Quiet no-through road location
- Period features including exposed beams & brickwork
- Spacious living areas and modern kitchen
- Utility room, bathroom, shower room & additional WC
- Two-tiered garden. Garage.
- Just over a mile to Adisham Station
- Easy access to Canterbury, London and the Continent

Set over three spacious floors, the entrance hall leads through to the spacious, modern kitchen which has a good range of wall and base units and has a lovely outlook over the rear garden and benefits from a handy utility room. The adjacent dining room has exposed beams & brickwork and lovely views across open farmland. A recently fitted, modern shower room completes the ground floor.



The large, light-filled first floor double aspect sitting room has a log burner and period features including exposed brickwork and beams and wonderful elevated views to the front.

From the sitting room a door leads through to an inner hall, two double bedrooms and the family bathroom.

The second floor comprises two further bedrooms, both are good size doubles with excellent head height, eaves storage and exposed beams. A cloakroom completes the top floor.

The garden is arranged over two levels, offering a delightful blend of space for both relaxation and outdoor entertaining. A garage to the rear provides parking.

While nestled in a peaceful rural setting, Bossington Oast is remarkably well-connected. Adisham Station (just over a mile away) offers services to Canterbury and direct connections to London, with high-speed links from Canterbury West to St Pancras in under an hour. The A2/M2 and proximity to Continental access points further enhance connectivity for commuters and travellers alike.

Nearby Aylesham provides everyday essentials with a variety of shops including a handy Co-op store. Gibson's Farm Shop en route to Wingham is perfect for fresh, local produce. Families are well catered for with a number of good primary schools in Aylesham, Adisham & Wingham.

Viewing: By appointment through Finn's, Canterbury. Tel: 01227 454111

Services: Mains, electricity, water & drainage. LPG gas.

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 11/6/25 and amended on 7/10/25



Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



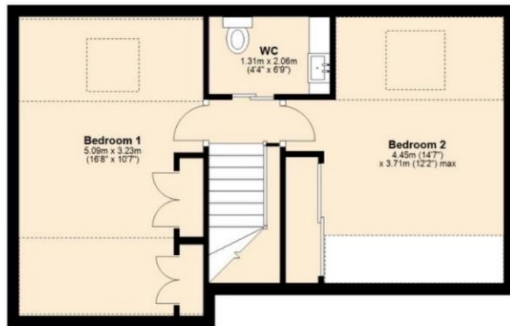
First Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



Second Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 144.8 sq. metres (1558.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
	80
	67
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC WWW.EPC.UK	



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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