

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Meadow Cottage is located off a country lane in the rural community of Stone-cum-Ebony which lies within an area of outstanding natural beauty on the Isle of Oxney. The village of Wittersham, 2.5 miles, has a primary school and convenience store, whilst the village of Appledore, 2.5 miles, has a village store including post office, tea rooms, public house and doctor's surgery. The market town of Tenterden, 5 miles to the north, has Waitrose and Tesco supermarkets, quality shops and leisure centre whilst to the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its period architecture, cobbled streets and historical associations. There are branch line train services from Appledore to Ashford International Station with high speed connections for London St Pancras (37 minutes) and the Continent via Eurostar. Private schools in the area include Vine Hall at Robertsbridge, Marlborough House at Hawkhurst, Dulwich Preparatory School at Cranbrook, Benenden Girl's School and Kings College at Canterbury.

A totally refurbished double fronted semi-detached former farm worker's cottage which has been substantially extended to provide immaculately presented, largely open plan living accommodation on the ground floor designed to take full advantage of the setting and rural views.

A front door opens into an oak framed glazed entrance vestibule with a geometric tiled floor that leads to a hall with stairs to the first floor. To one side is a living room with a window to the front, oak flooring, a fireplace with a fitted wood burning stove and a wide opening to the living room. To the other side of the hall is a kitchen/breakfast room with a window to the front and a range of shaker style cabinets comprising cupboards and drawers beneath granite preparation surfaces with a matching island unit with a wine cooler and breakfast bar, built-in double oven, an inset hob, a double bowl farmhouse sink with gooseneck tap, fridge freezer, integrated dishwasher, larder cupboard and tiled floor. A wide opening links the spacious family room, which runs across the back of the house and has a glass wall of bi-fold doors which open to the

terrace and provide views over the garden and farmland beyond. Adjacent is an oak framed garden room with inset glazed panels, a vaulted ceiling with exposed timbers, a geometric pattern tiled floor and glazed double doors to the garden. A glazed sliding door opens to the dining room, which also adjoins the kitchen, and beyond is a utility/boot room with storage cupboards beneath granite work surfaces, space and plumbing for a washing machine and tumble dryer, a door to outside, a tiled floor and a door to a cloakroom with a close coupled w.c and wash basin.

On the first floor, there is a landing with a hatch to the roof space and a built-in linen cupboard. The principal bedroom, which enjoys rural views to the front, has painted floorboards and a built-in wardrobe cupboards to one wall. En suite is a Jack and Jill bathroom with contemporary fittings comprising a freestanding double-ended oval bath with floor standing shower mixer tap, a close coupled w.c and a counter top wash basin, together with stone effect tiling with a strip of mosaic tiling. There are two further double bedrooms, both of which have fine rural views to the front, and a single bedroom as well as an inner landing with built-in storage units and a fitted shower enclosure to one end.

Outside: Very much a particular feature of the property is the situation being set off a quiet country lane in a rural area with far reaching views over the surrounding countryside. The property is approached via electric gates leading to a block paved driveway providing off-road parking for multiple vehicles and giving side access to a detached oak framed barn style open bay garage. Immediately adjacent to the rear of the house is a wide paved terrace with steps leading down to an extensive area of gently sloping lawn, which backs onto farmland, with established palm trees, Spineless Yucca, wildflower area and cottage planting including digitalis, roses, oxeye daisies, hollyhocks, etc. To the far end is a rectangular swimming pool with surrounding wood deck, palm-like plants, outdoor lighting and a large wood shingled umbrella, all enclosed by a glass and chrome pool balustrade.

Guide price: £925,000 Freehold

Meadow Cottage, Corkscrew Lane, Stone-cum-Ebony, Tenterden, Kent TN30 7HY



An immaculately presented modern property affording stylish, largely open plan living accommodation and occupying an elevated position in a favoured rural hamlet designated as an Area of Outstanding Natural Beauty with far reaching views across unspoiled countryside on the Isle of Oxney.

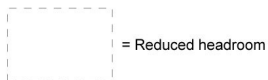
- Entrance vestibule • Hall • Sitting room • Living room • Garden room • Dining room • Kitchen/breakfast room
- Boot/utility room • Landing • Four bedrooms • Bathroom • Shower room
- Double glazing • Plantation shutters • EPC rating C • Off road parking for multiple vehicles • Detached barn style garage
- Swimming pool • Established 150' rear garden backing onto farmland





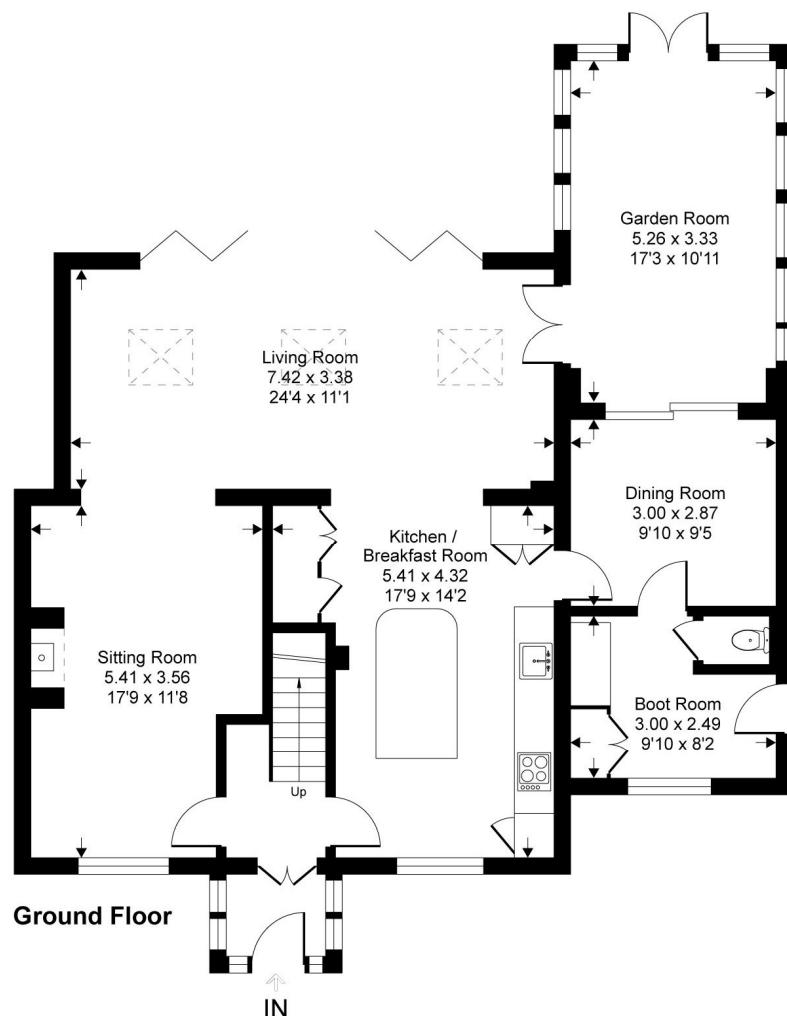
Local Authority: Ashford Borough Council. Council Tax Band D  
Mains electricity and water. Oil central heating. Private drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Directions: From Rye, proceed north on the A268 and turn right after about 2 miles, signposted for Tenterden and Iden. Proceed through the village of Iden over the River Rother and at the top of the next hill by the Stocks Windmill, continue along the road then take the 2nd turning on the right into Acton Lane continue along this road for approximately 2 miles and Meadow Cottage will then be seen on the right.

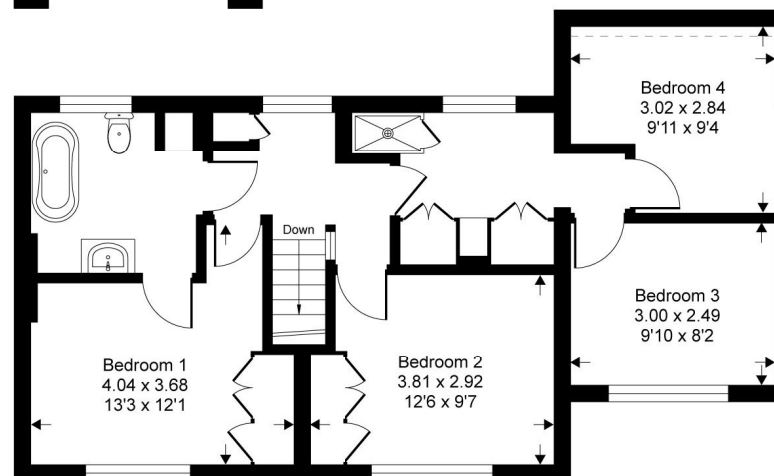
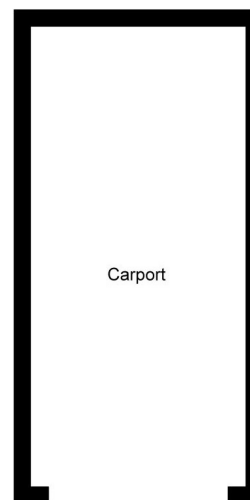


# Meadow Cottage

Approximate Gross Internal Area = 170.8 sq m / 1839 sq ft  
(excludes restricted head height & carport)



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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