

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located off a minor country lane on the edge of 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, a community market and a collection point for St. Ronan's school, whilst the village of Appledore, 2.5 miles, has a village store including post office, tea rooms and public house. Stone in Oxney has the renowned Ferry Inn. 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 and Rye to Ashford International station, from where there are high speed services to London St Pancras (37 minutes) and from there to Paris, Brussels and Amsterdam via Eurostar. There are also direct mainline services to London Charing Cross, Cannon Street, Waterloo and London Bridge from Headcorn (12 miles).

2 Stone Corner Cottage is a late nineteenth century cottage, sympathetically extended in more recent years, presenting mellow brick elevations, part tile hung, beneath a pitched slate tiled roof, set with double glazed casement windows. The accommodation is arranged over two levels, as shown on the floor plan.

A panelled front door opens into an entrance vestibule with a terracotta tiled floor and an inner door leading to a reception hall with stairs leading to the first floor and utility cupboards with space and plumbing for a washing machine and tumble dryer. Under the stairs is a cloakroom with modern fittings comprising a close coupled wc and wash basin with a vanity cupboard beneath.

The spacious double aspect living room has an attractive brick fireplace with a fitted wood burning stove and exposed ceiling beams.

The double aspect kitchen has a quarry tiled floor and a range of cabinets comprising shaker style cupboards and drawers beneath wood block work surfaces with marble insert, glazed wall tiles, sink unit with mixer tap, inset Siemens 5 burner ceramic induction hob, built in double oven, below counter space for a dishwasher, space for a fridge/freezer and a freestanding oil boiler.

On the first floor, there is a spacious landing. Bedroom 1 is dual aspect with far reaching rural views and an en suite shower room with a close coupled wc, wash basin with vanity unit and a shower enclosure. There are two further double bedrooms, both enjoying fine rural views, and a family bath/shower room with contemporary fittings comprising a panelled bath with wall mounted shower above, close coupled wc and wash basin.

Outside: The property is approached from the quiet lane via a hardstanding area providing off road parking for four vehicles. The garden, which is enclosed by mature hedgerows, wattle fencing and pleached hornbeam trees, is a particular feature of the property being set down to lawn with a paved terrace, apple trees, a honeysuckle clad pergola walkway, a productive kitchen garden with raised vegetable beds including courgettes, sweet peas and runner beans and a contemplation area with an ornamental pond, gravel walkways, ornamental grasses, acers, weeping willow, salvias, vitis coignetiae, bamboo, canna lillies, verbena, mahonia, buddleia and physocarpus. To the far end of the garden is a workshop with double doors.

Council Tax Band: E

Services: Mains water and electricity. Oil central heating. Private drainage

Guide price: £595,000 Freehold

## 2 Stone Corner Cottage, Stone in Oxney, Tenterden, Kent TN30 7JD



An extended semi detached cottage set off a quiet country lane in an enviable rural location designated as an Area of Outstanding Natural Beauty with views across unspoiled countryside on the Isle of Oxney.

- Entrance vestibule • Reception hall • Living room • Kitchen/dining room • Cloakroom • Landing
- Three double bedrooms • Shower room (en suite) • Family bath/shower room • Fully double glazed • EPC rating D
- Workshop • Garden • Off road parking for 4 vehicles

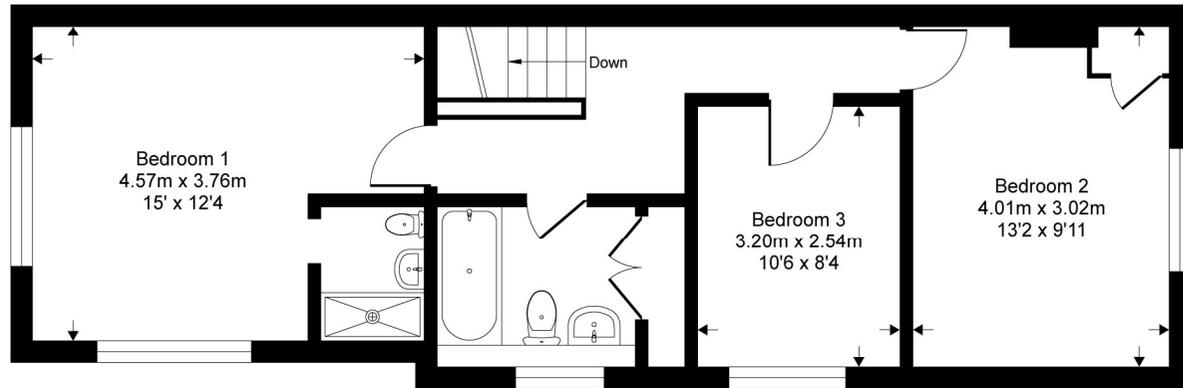


From London, take the M20 to Ashford and then the A28 to Tenterden. As you enter the town, bear left just after passing Homewood School onto the B2080 signposted Appledore and New Romney. Continue for about 3.5 miles and immediately after passing the Tenterden Garden Centre, turn right onto an unmarked road known as Corkscrew Lane. Proceed for about 1.5 miles and the entrance to the property will be seen on the left.

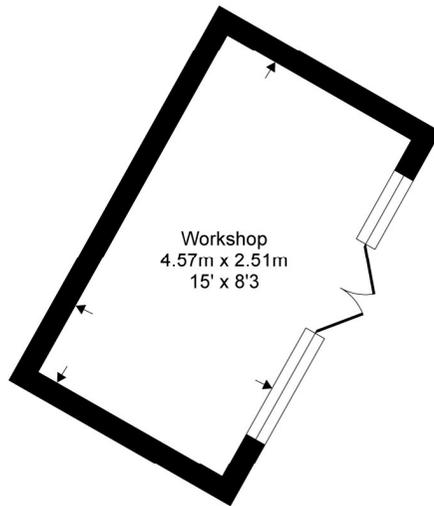
From Rye, proceed north on the A268 and turn right after about 2 miles, signposted for Tenterden and Iden. Proceed through the village of Iden over the River Rother and at the top of the next hill by the Stocks Windmill, continue along the road then take the 2<sup>nd</sup> turning on the right into Acton Lane continue along this road for approx. 1.3 miles and the property will be seen on the right.

# Stone Corner Cottages

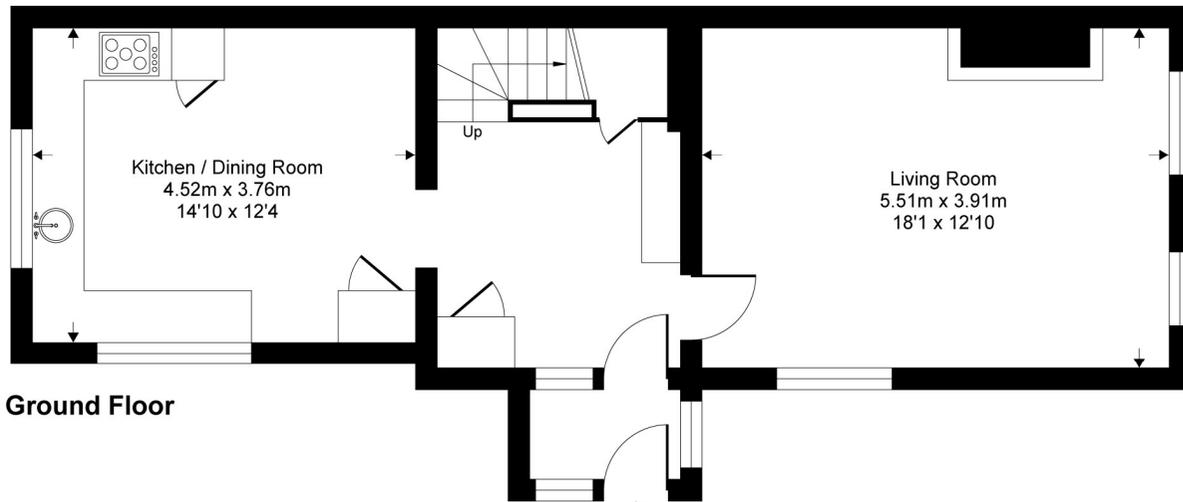
Approximate Gross Internal Area = 106.3 sq m / 1145 sq ft (excludes outbuilding)



**First Floor**



**Outbuilding**



**Ground 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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