

'Our Focus Determines Your Reality'



Rose Hill Stone-cum-Ebony Kent TN30 7HH



Reception Hall * Drawing Room * Sitting Room Kitchen/Dining Room * Utility Room * Boot Room * Cloakroom

Master Bedroom with Ensuite * Guest Bedroom with Ensuite Four Further Bedrooms * Family Shower Room

Grounds Approx. 11 Acres * Swimming Pool * Stables * Manege Hay Barn * Two Double Garages, One with Studio Above Garden Store * Log Store



STUNNING EARLY VICTORIAN FARMHOUSE

This stunning early Victorian farmhouse is believed to date from the 1830s with later additions. Sitting in approximately 11 acres of garden and grounds, the property offers a Romanesque, walled swimming pool, stables, manege, barn and extensive garaging. The farmhouse is located on a country lane in Stone-cum-Ebony within an area of outstanding natural beauty and enjoys far reaching countryside views.

The accommodation consists of a reception hall with bay window, triple aspect drawing room with fireplace and doors to the garden, sitting room with fireplace, bay window and doors to the garden, double aspect kitchen/dining room with bay window, utility room, boot room and cloakroom on the ground floor. On the first floor there is a double aspect master bedroom with ensuite bath and shower room, a triple aspect guest bedroom with bay window and ensuite bath and shower room, four further bedrooms and a family shower room.

Outside the drive sweeps around to the two double garages one of which has a studio above, the hay barn and the five stables with the paddocks and the manege to the right of the drive. The garden is partially walled, laid to lawn with mature well-stocked flower and shrub beds.



STONE-CUM-EBONY

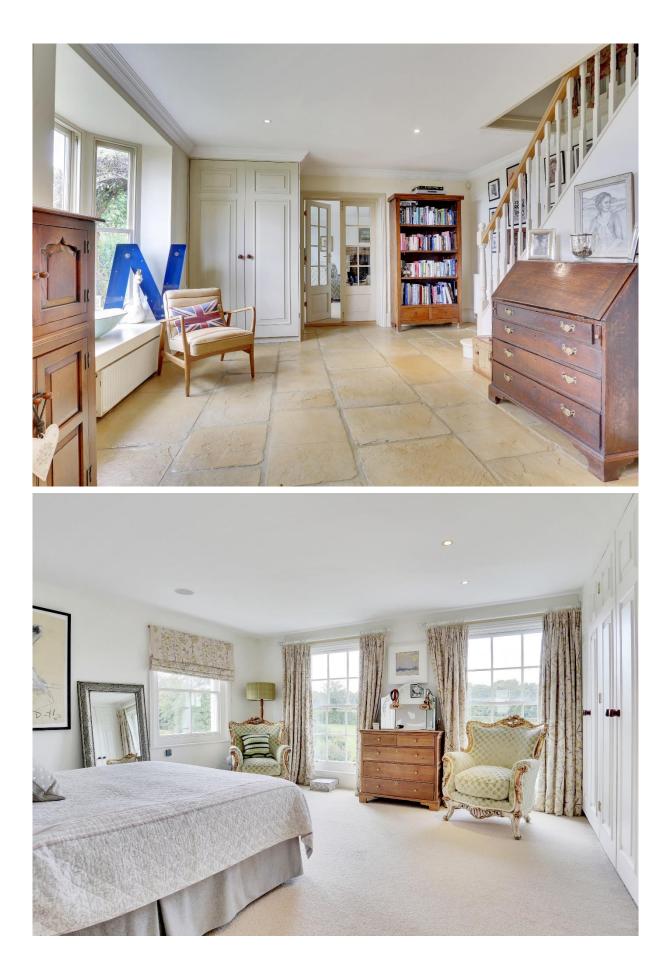
Stone-cum-Ebony is a rural community within an area of Outstanding Natural Beauty on the Isle of Oxney, and enjoys far reaching views over the surrounding farmland.

The villages of Wittersham and Appledore are a short drive and provide local amenities including a primary school, community market, post office, village stores, public house and doctor's surgery. More comprehensive facilities are available in the Cinque Port towns of Tenterden and Rye which include supermarkets, restaurants and in Rye, the Kino cinema and a golf course. The beach at Camber is also a short drive.

SCHOOLS AND CONNECTIONS

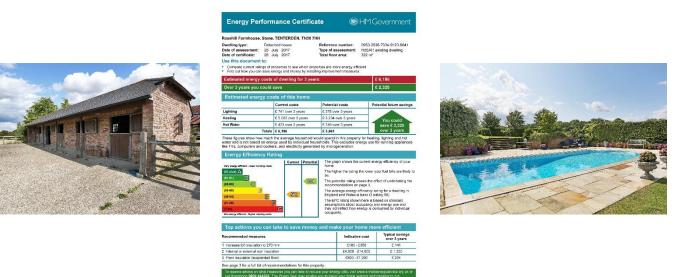
There are a variety of well-regarded schools in the area from Girls and Boys Grammar Schools in Ashford to a number of private schools including Cranbrook, Dulwich, Bethany, Marlborough House, St. Ronans and Benenden.

Ashford International Station provides connections to London and the Continent, with branch lines at Appledore and Rye connecting into Ashford.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation Copyright nichecom.co.uk 2019 Produced for Harpers and Hurlingham REF : 825829



SERVICES

Mains electricity and water. Oil fired central heating.

Ashford Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Harpers and Hurlingham Property Consultants The Corner House, Stone Street, Cranbrook, Kent TN17 3HE Tel: 01580 715400 enquiries@harpersandhurlingham.com www.harpersandhurlingham.com