



'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 * Manège
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.



Rosehill Farmhouse, Stone, Tenterden, TN30

APPROX. GROSS INTERNAL FLOOR AREA 3585 SQ FT 333 SQ METRES (EXCLUDES OUTBUILDINGS)



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.

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Energy Performance Certificate HM Government

Rosehill Farmhouse, Stone, TENTERDEN, TN30 7HH

Dwelling type: Detached house Reference number: 0663 2539 7034 8125 0541
 Date of assessment: 28 July 2017 Type of assessment: 105%+ survey dwelling
 Date of certificate: 28 July 2017 Total floor area: 322 m²

Use this document to:

- Compare current energy of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,186
Over 3 years you could save	£ 2,325

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 741 over 3 years	£ 378 over 3 years	<div style="background-color: #27ae60; color: white; padding: 5px; display: inline-block;"> You could save £ 2,325 over 3 years </div>
Heating	£ 5,029 over 3 years	£ 3,234 over 3 years	
Hot Water	£ 473 over 3 years	£ 249 over 3 years	
Total	£ 6,243	£ 3,861	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and coolers, and electricity generated by micro-generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower heating costs

A to C

Energy efficient - lower heating costs

D to E

Not energy efficient - higher heating costs

F to G

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£105 - £380	£ 141
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,325
3 Floor insulation (suspended floor)	£900 - £1,200	£ 264

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.nicheenergyadvice.org.uk or call telephone 0800 444232. The Green Deal may enable you to finance your home warmer and cheaper to run.



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.

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