



'Our Focus Determines Your Reality'



Church Hill
Stone-in-Oxney
Kent
TN30 7JT



Entrance Hall * Drawing Room * Dining Room * Inner Hall
Study * Garden Room * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite
Four Further Double Bedrooms, One Ensuite * Family Bathroom

Stunning Gardens approx. 1.5 Acres * Boiler Room
Greenhouse * Potting Shed * Double Garage * Workshop



STUNNING GRADE II LISTED FAMILY HOME

Sitting in stunning gardens of approximately 1.5 acres, in an area of outstanding natural beauty, this immaculately presented Grade II Listed family home exudes character and is believed to date from the 17th century with later additions. Set within a conservation area in the village of Stone-in-Oxney and the High Weald Area of Outstanding Natural Beauty, the land to the front and rear of the property is owned by the National Trust.

The accommodation consists of an entrance hall, triple aspect drawing room, a double aspect dining room with fireplace and doors to the garden, a study with doors to the garden, inner hallway, kitchen/breakfast room, garden room, utility room with access to the garden and cloakroom on the ground floor. On the first floor there is a principal bedroom with ensuite shower room, three further double bedrooms, one ensuite shower room and a family bathroom. A staircase leads to the second floor where there is an additional double bedroom and access to the attic.

Within the garden there is a greenhouse and potting shed which are used to create the well-stocked flower and shrub beds, there are areas of lawn and terracing, and mature hedging and trees. There is a detached garage and workshop.



STONE-IN-OXNEY

Stone-in-Oxney adjoins the village of Wittersham which boasts a primary school, village hall, parish church, recreation ground and public house. Nearby Appledore provides a local shop, a public house and doctors' surgery together with a branch line to Ashford International station.

Tenterden with its tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants.

A short drive in the opposite direction is the Cinque Port of Rye with its picturesque cobbled streets providing an eclectic shopping experience, many restaurants and hostleries offering refreshment and the bustling harbour.

SCHOOLS AND CONNECTIONS

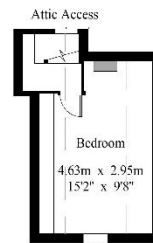
As well as the village primary school the area is well served with a number of well-regarded state and public schools.

Mainline Rail Services to London Charing Cross, London Bridge and Cannon Street are available from Headcorn and Ashford.



Rysings

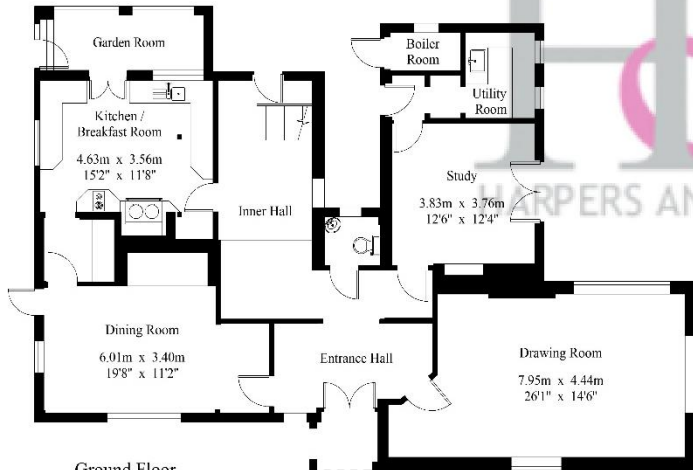
Gross Internal Area : 290.2 sq.m (3,123 sq.ft.)



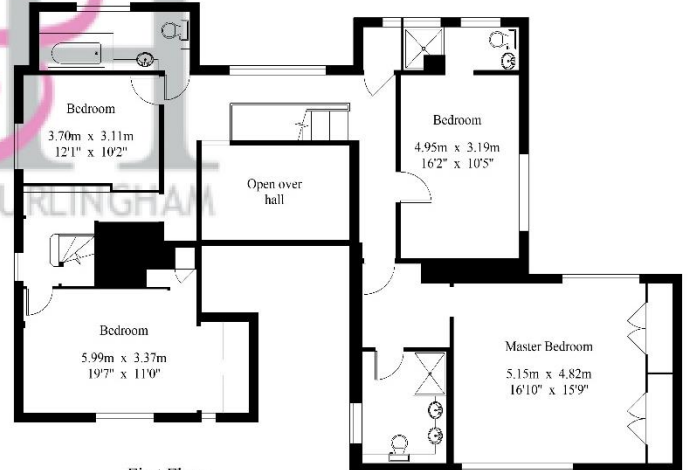
Second Floor



----- Restricted Height



Ground Floor



First Floor

For Identification Purposes Only.

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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: n/a

Covenants exist - Not to erect any building on any part of the property other than an extension to the present house. Not to keep pigs.

Access on foot to St Mary the Virgin Church from garden gate.

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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