



Orchard House,
Catts Hill, Stone, Tenterden, Kent TN30 7JR

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Guide Price : £765,000**

Orchard House is a beautifully presented five-bedroom country house which has been exquisitely remodelled and refurbished by the vendors during their time in residence, blending charming architectural elegance with modern comfort creating an outstanding family home.

This unique detached property is believed to date from the early 19th century with later additions, offers a generous interior retaining many character features such as beams, open fireplaces and feature oriel window. The rooms are complemented by stylish décor that pays homage to the era, with delightful views over the gardens and countryside beyond.

The landscaped gardens feature paved terraces with ample space for tables and seating perfectly positioned to enjoy the wonderful gardens which offer a rich variety of flowering shrubs, mature trees and hedging, creating a lush and calming outdoor haven

Nestled within the High Weald Area of Outstanding Natural Beauty, Orchard House occupies a rural but not isolated setting with unspoilt views to the front. Nearby footpaths are perfect for walkers, ramblers and nature lovers to explore the local countryside, vineyards, military canal and nearby historic Ferry Inn.

- Detached five-bedroom country home refurbished to a high standard.
- Seamless blend of period charm and modern fixtures and fittings.
- Early 19th century origins with beams, fireplaces and oriel window.
- Spacious, light-filled interiors with elegant, era-inspired décor.
- Stunning countryside and garden views from many of the rooms.
- Beautiful, landscaped gardens with terraces for outdoor dining and relaxation.
- Rich planting of flowering shrubs, trees, and hedging.
- Set in the High Weald AONB, in a desirable rural but not isolated location.
- Footpaths and nature trails, perfect for walkers and wildlife lovers.
- Close to Royal Military Canal, the historic Ferry Inn and local vineyards

SITUATION: A rare opportunity to experience living in highly desirable setting within easy reach of the centre of this charming village of Stone on the historic Isle of Oxney with its ancient 15th Century Church, riverside Ferry Inn and the popular memorial hall hosting a variety of gatherings, summer fetes and local events for this closeknit community. The nearby villages of Wittersham and Appledore both offer general stores and public houses with a well regarding primary school at Wittersham. The bustling town of Tenterden, about 7 miles away, boasts a wide range of facilities including Waitrose and Tesco, a selection of independent shops, and leisure centre. To the south lies the Cinque port town of Rye, famed for its period architecture and historical heritage is about 6 miles. For commuters, branch line train services are available from both Appledore and Rye, offering connections to Ashford International, where high-speed services provide access to London St Pancras in just 37 minutes.

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The accommodation comprises the following with approximate dimensions: A part-glazed stable door at the rear of the property opens into a welcoming **REAR ENTRANCE HALL** with an attractive tiled floor and ample room for coats and boots etc. access to a downstairs **SHOWER ROOM** and adjacent **UTILITY ROOM** with worktops, sink and space for appliances. Central heating boiler. Door to :

INNER LOBBY with stairs to the first floor with understairs storage cupboard. Door leads into:

KITCHEN / BREAKFAST ROOM 18'11 x 14'5. This impressive farmhouse style kitchen is fitted with an extensive range of built-in Shaker-style units offering ample storage with a combination of cupboards and drawers set beneath elegant granite work surfaces. A matching island with a breakfast bar provides additional workspace and seating. There is a butler sink with a mixer tap, space for an American-style fridge and tiled recess providing ideal space for a range-style cooker. The room has a charming, beamed ceiling, adding to its rustic character making it a perfect room for cooking and socialising.

Open through to the **DINING ROOM** 14' x 11'5 being a bright, double aspect versatile room with doors and windows opening to the terrace and garden. Ample space for dining table and chairs.

The **SITTING ROOM** 17'8 x 12'0 is a warm and inviting room with French doors to the paved terrace and garden beyond. Attractive open brick fireplace with a tiled hearth provides a focal point with fitted book shelving to the sides.

The **FAMILY ROOM / SNUG** 21'5 x 9' max. is a charming versatile room, filled with natural light with windows offering farmland views. Retaining many features including original front door, dado rail, wall, panelling and fireplace with wood-burning stove.

From the hallway door to **BEDROOM FIVE** 9'10 x 8'3, a double aspect, flexible room with windows to the garden.

The **FIRST-FLOOR** hosts four well-proportioned bedrooms and access to attic storage space.

BEDROOM 1 12'1 x 10'1 is double aspect offering wardrobe cupboards, lovely views and also boasts a high-spec **en-suite shower room** to relax and unwind with shower, wash basin and w.c.

BEDROOM 2 11'3 x 10' max, includes a charming feature fireplace and a window overlooking the garden. Fitted wardrobe cupboard.

BEDROOM 3 12' into recess x 8'10 max. featuring a charming oriel

window with a wonderful garden outlook and farmland view to the front. Fitted wardrobe cupboard.

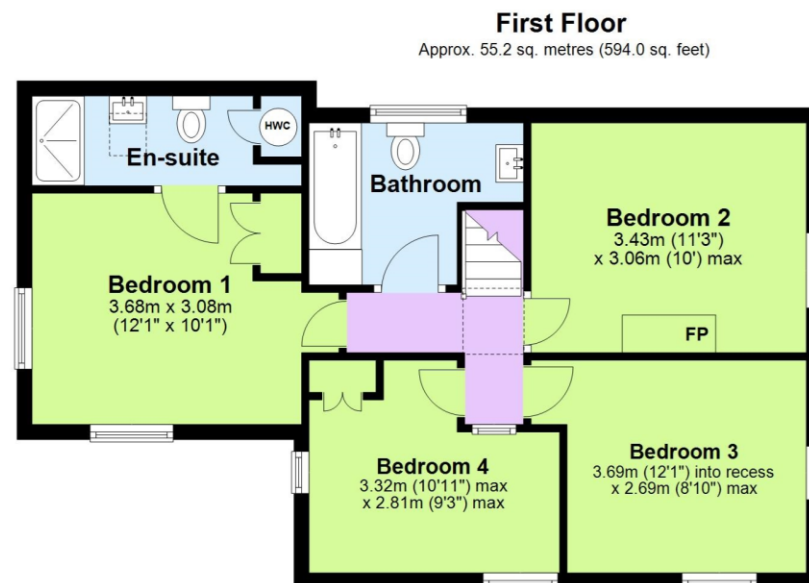
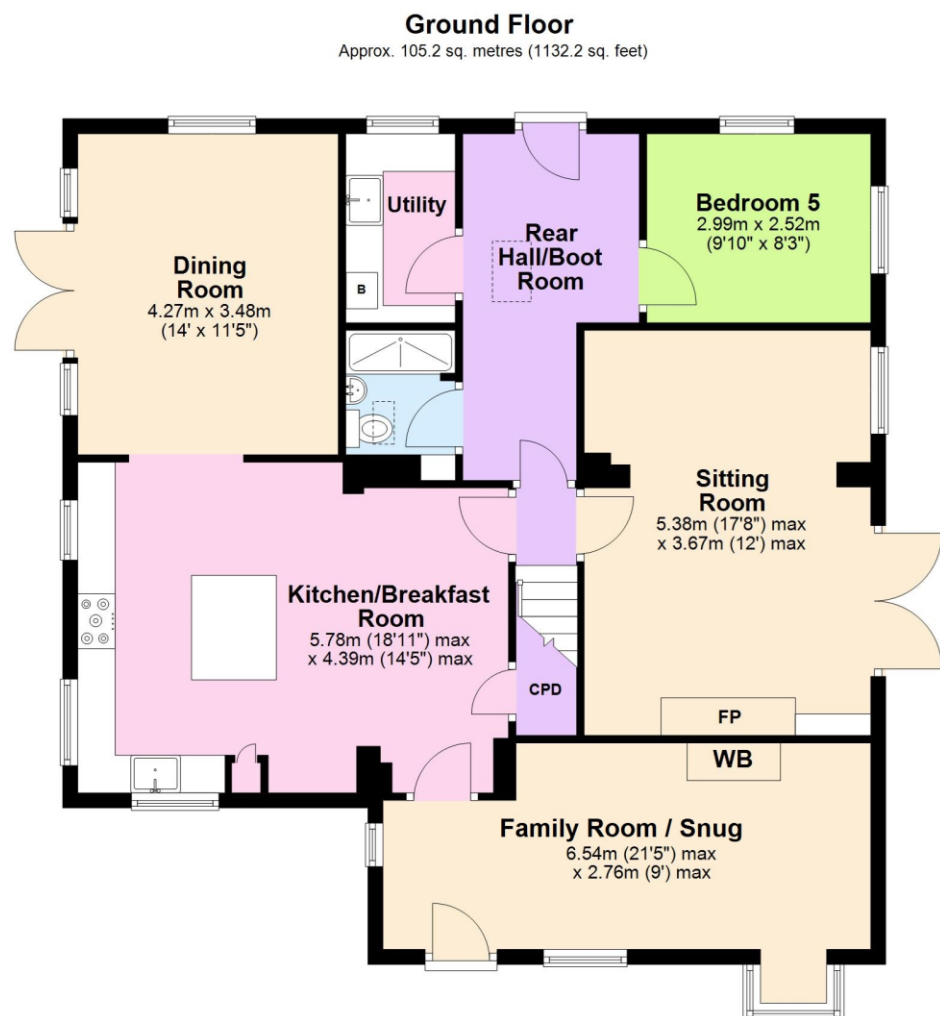
BEDROOM 4 10'11 x 9'3 also double aspect with offering expansive views of the surrounding countryside. Fitted wardrobe cupboard.

The **FAMILY BATHROOM** is well-appointed with a smart white suite comprising panelled bath with a shower/mixer tap, a wash basin, and a low level w.c.

OUTSIDE The gardens surrounding Orchard House are magnificent with the rear and side beautifully adorned with wisteria, creating a picturesque scene. There are large, paved terraces offering ideal places to relax, with plenty of space for a table and chairs for al fresco dining and entertaining, whilst the garden is bursting with a vibrant array of plants and flowers, providing a stunning backdrop with an ornamental pond to one side. There are well-maintained areas of lawn and a practical garden shed, along with access to a nearby footpath that leads you down to the village church. A driveway provides off road parking and a large **WORKSHOP** suitable for a number of uses.

SERVICES Mains electricity and drainage. Private water supply from mains. Oil central heating. EPC E. Solar panels aiding hot water April to October enhancing energy efficiency and contributing to a more environmentally friendly lifestyle.





Outbuildings
Approx. 16.1 sq. metres (173.4 sq. feet)



Total area: approx. 176.5 sq. metres (1899.6 sq. feet)



