

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located on high ground set off a minor country lane in the small rural village of Stone-in-Oxney, which lies within an Area of Outstanding Natural Beauty, and enjoys far reaching views over the surrounding farmland to the sea and the North Downs in the very far distance. Within the village there is St Mary the Virgin parish church with its Mithraic altar stone, the Memorial Hall, cricket ground and Ferry Inn public house. The village of Wittersham, approximately 2.5 miles, has a primary school, whilst the village of Appledore, also about 2.5 miles, has a post office/village store and public house. The market town of Tenterden, 6 miles to the north, has Waitrose and Tesco supermarkets, independent shops and leisure centre. 6 miles to the south is the Ancient Town and Cinque Port of Rye, renowned for its period architecture and historic associations. There are branch line train services from Appledore and Rye to Ashford International station with high speed connections to London St Pancras in 37 minutes.

Forming a Grade II Listed farmhouse retaining many period features including exposed timbers throughout and inglenook fireplaces.

Rear door into the main galleried **entrance hall**, herringbone parquet flooring, stairs rising to the first floor. **Inner hall** with coat/storage cupboards and **cloakroom** comprising w.c and wash hand basin. **Drawing room** double aspect with inglenook fireplace. **Study** with double doors out to the garden, inglenook with woodburning stove, small wooden door leading to a storage space behind the fireplace. Door to a generous wine **cellar**. **Dining room** with wood block flooring, wide inglenook with cupboard to one side, door to the original front door and entrance hall. **Kitchen** fitted with a range of base and wall mounted units, 4 ring electric hob with oven under, space for dishwasher, quarry tiled floor, walk in pantry. **Utility room** with space and plumbing for washing machine, tumble dryer and additional appliances, quarry tiled floor, Butler's sink, door to rear garden.

First floor galleried landing with doors off to all principal bedrooms. **Bedroom 1** with far reaching views to the North Downs, inglenook fireplace with original wattle and daub panel over depicting a coat of arms. **En suite bathroom** comprising roll top bath with shower over, pedestal wash hand basin, w.c, built in cupboard. **Bedrooms 2** also enjoys far reaching views and has an en suite shower room. **Bedroom 3** overlooks the rear garden and has a built in cupboard and small en suite shower room. **Bedroom 4** has an airing cupboard. **Bedroom 5** is vaulted with a gable window. **Family bathroom** comprises panelled bath with shower over, w.c and wash hand basin.

Second floor attic bedroom 6 is vaulted and has an **en suite bathroom**. There are two good sized attic storage spaces.

Outside: The gravelled drive leads to an area of turning/parking where there is a detached triple open cart barn with log store and a self-contained one bedroom flat above with a decked terrace and outside store. There is also a detached period barn currently used as a double garage/workshop. The stock proofed formal gardens surround the property with terrace to the rear, numerous fruit trees, well stocked shrub and rose beds and an outside privy. Field access is either from the drive or a second access off the lane. A large natural pond adjoins the garden. The whole approaching 8 acres (to be verified).

Note: In accordance with The Estate Agents Act 1979, we advise that the vendor is a "connected person" as defined by the act.

Local Authority – Ashford Borough Council - Tax Band H
Mains electricity, oil heating, private drainage
Predicted mobile phone coverage: Three, O2
Broadband speed: Ultrafast 1000 Mbps Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,950,000 freehold

Tighe, Stone-in-Oxney, Nr. Tenterden, Kent TN30 7JU




An impressive detached Grade II Listed farmhouse set up on high ground commanding far reaching views to both the front and rear across open countryside to the sea and North Downs in the distance and surrounded by formal gardens and fields approaching 8 acres

- Galleried entrance hall • Drawing room • Dining room • Study • Kitchen/breakfast room with pantry • Utility room • Cloakroom • Cellar
 - Bedroom 1 with en suite bathroom • Bedroom 2 and 3 with en suite shower rooms • 2 further bedrooms • Family bathroom
 - Second floor attic bedroom with en suite bathroom • Oil heating • Detached period barn/workshop
- Detached triple cart barn with one bedroom flat above • Gardens, pond and adjoining fields approaching 8 acres (to be verified)

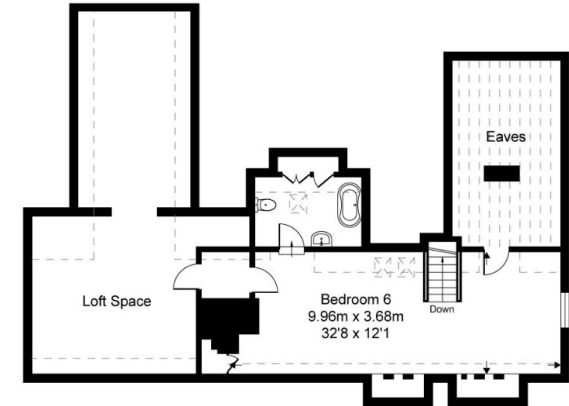
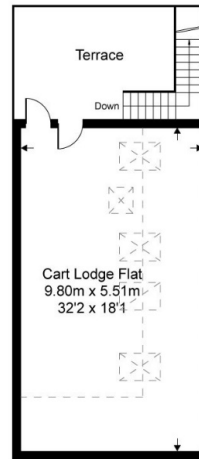
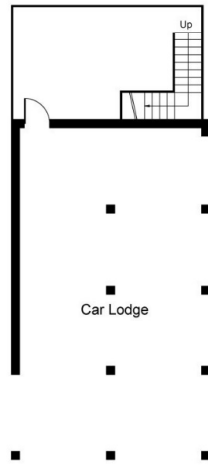
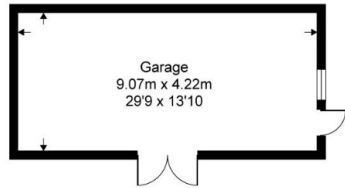


Directions: From Rye, take the A268 road heading in a northerly direction and immediately upon leaving the town just over the railway bridge turn right into Military Road sign posted Appledore. Continue along this road for 3.9 miles following the canal on your right, over a bridge and continue along the road. You will see a large domed green agricultural building on your left and after a short distance past this building turn left over a bridge into a narrow lane (Knock Hill). Proceed up the winding hill to the top where there is a small green triangle where the entrance to Tighe will be seen on the left.

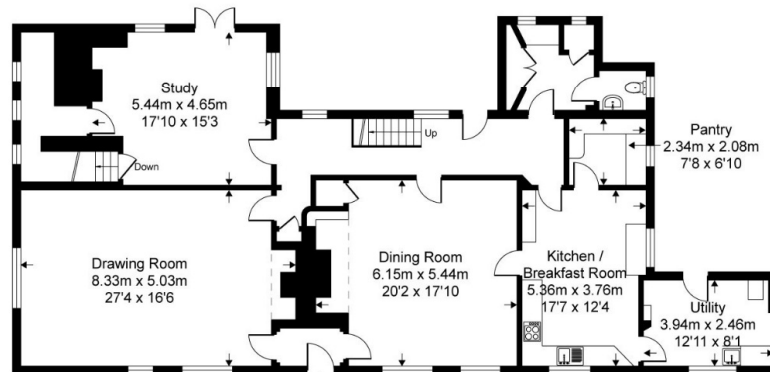
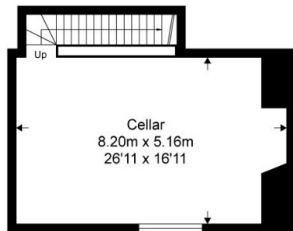
 = Reduced headroom

Tighe

Approximate Gross Internal Area = 465 sq m / 5003 sq ft
 Approximate Garage Internal Area = 38 sq m / 412 sq ft
 Approximate Cart Lodge Internal Area = 30 sq m / 325 sq ft
 Approximate Total Internal Area = 533 sq m / 5740 sq ft
 (excludes restricted head height & carport)

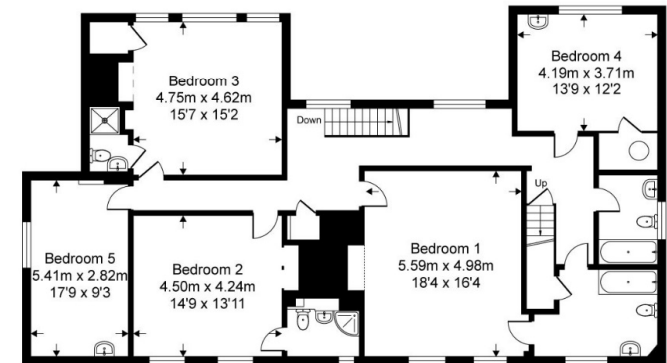


Second Floor



Ground Floor

IN



First 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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