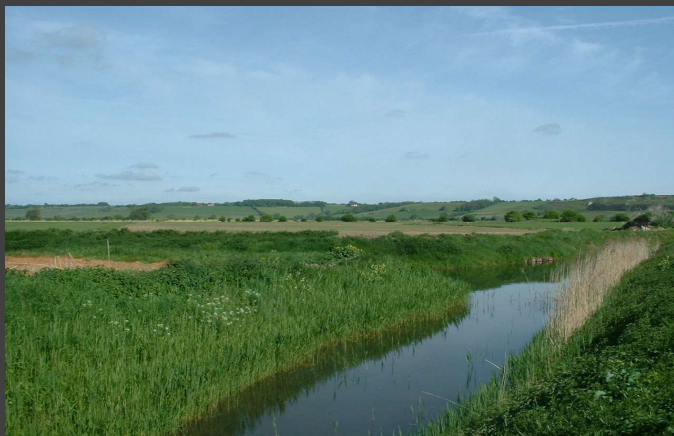


# PHILLIPS & STUBBS



coastal +  
COUNTRY





Set off a country lane in the rural community of Stone village, which lies within an Area of Outstanding Natural Beauty on the Isle of Oxney. The village of Wittersham, 3 miles, has a primary school, a community market, village store and collection point for St. Ronan's school, whilst the village of Appledore, 1.6 miles, has a village store, tea rooms and public house. The market town of Tenterden, 6.2 miles to the north, has Waitrose and Tesco supermarkets, quality shops and a leisure centre, whilst 6.5 miles to the south, is the Ancient Town and Cinque Port of Rye, renowned for its period architecture and historical associations. There are branch line train services from Appledore (3 miles) and Rye to Ashford International station from where there are high speed connections to London St. Pancras (37 minutes). There are also mainline services to London Charing Cross, Cannon Street, Waterloo and London Bridge from Headcorn station (12 miles). The popular Ferry Inn is just 1/3 of a mile away.

Forming one of a pair of building plots designed by award winning local Rye based architects RX Architects [www.rxarchitects.com](http://www.rxarchitects.com)

Planning Permission has been granted for two detached contemporary houses via Ashford Borough Council - Planning Ref: PA/2025/0197.

Ground floor GIA = 190.6 sqm  
First floor GIA = 106.9 sqm  
Total = 297.5 sqm (3202 sqft)

Externally the properties will be clad with weathered natural timber beneath a slate roof.

Heating is via an Air source heat pump for under floor central heating and hot water, with solar panels with battery storage.

Ground floor - large entrance hall with cloakroom.

Main open plan living space to include a dining area and kitchen, large glass doors opening onto the rear garden. Utility room. Snug/family room.

Bedroom 1 with en suite shower room and dressing room.

First floor landing – 3 further double bedrooms (one with en suite shower room). Family bathroom which includes a walk in shower.

Outside: The property has a driveway providing parking and access to. Gardens extend to approximately 0.49 acres (to be verified). Note: the above photographs are generic scenes of the local area and not direct views from the plot.

Mains electricity and water. Air Source Heat pump. New private drainage system will need to be installed.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed available: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

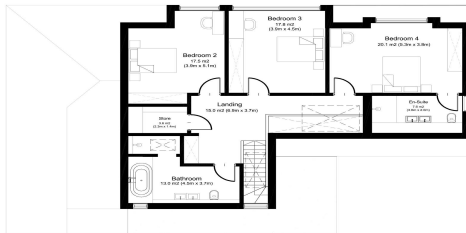
Price guide: £425,000 freehold

Plot I, Appledore Road, Stone in Oxney, Nr Tenterden, Kent TN30 7JL

Plot 01 Ground Floor Plan  
GIA - 190.6m<sup>2</sup>

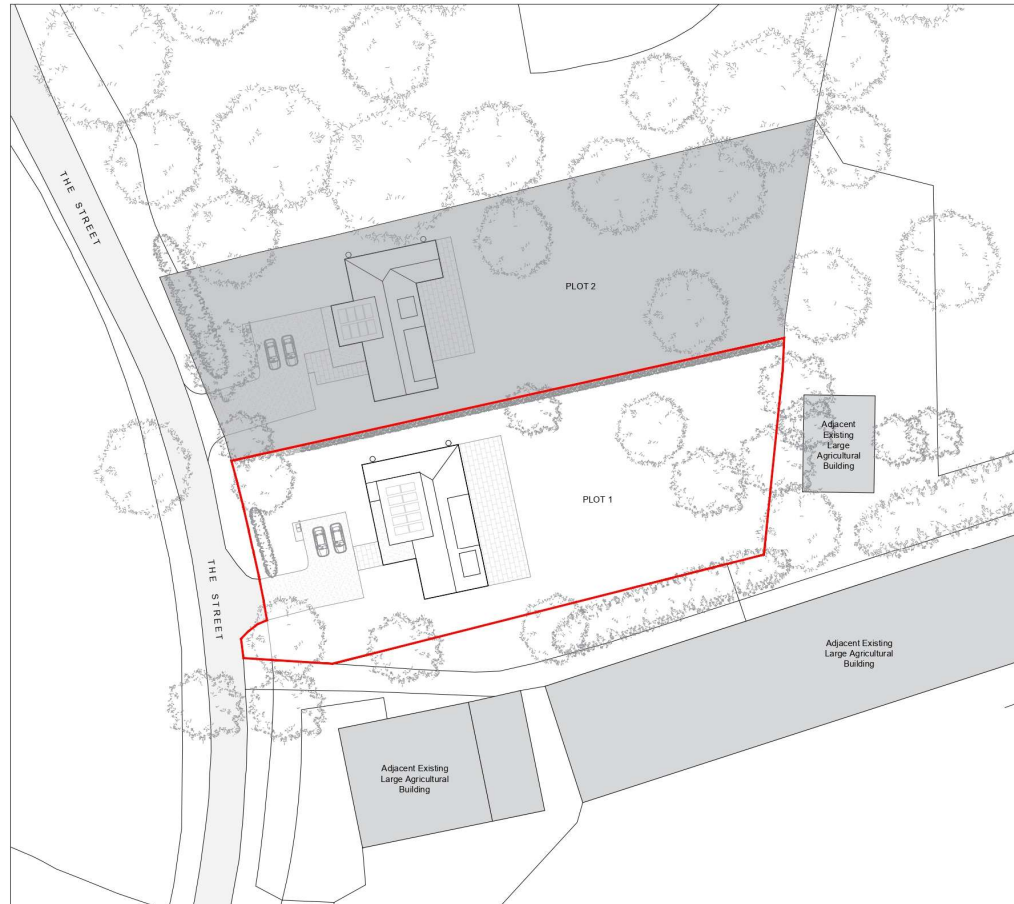


Plot 01 First Floor Plan  
GIA - 106.9



Designed by local Rye based award winning architects RX, forming one of a pair of building plots occupying a rural setting with Planning Permission having been granted for a contemporary detached house set in gardens of approximately 0.49 acres (tbv).

- Large entrance hall • Main open plan living/dining/kitchen area • Snug/family room • Utility room • Study • Cloakroom
  - Main bedroom with en suite shower room and dressing room
- First floor landing • 3 further double bedrooms (one with en suite shower room) • Family bathroom
  - Air source heat pump and solar panels • Off road parking



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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