

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 with high speed connections to London St Pancras in 37 minutes.

The accommodation comprises oak entrance door to the rear into reception hall (split level), flagstone flooring, original front door opening onto a front terrace. **Cloakroom** has a high level wc with wash basin, tiled flooring, tongue and groove panelling. **Drawing room** has exposed ceiling timbers and a wide inglenook fireplace with brick beehive canopy. The **study** overlooks the rear garden with exposed timber framing. The **dining room** has a vaulted ceiling with exposed timbers and stud work to the walls as well as an inglenook fireplace with a brick beehive canopy fitted with a wood burning stove, there is a window to the side, polished wood flooring. Step up to the **kitchen** which is a bespoke design and handmade by Schofield & Crafter of Tunbridge Wells and incorporates an integrated double fridge and dishwasher. The Corian work surfaces one of which has a built-in sink unit as well as an additional main Butler's sink, a window to the front has far reaching views over the marsh. There is also a window seat providing useful storage, the extensive built-in cupboards and drawers are hand painted with Amtico chequered pattern flooring. Off the kitchen there is a **rear lobby** with door out to a walled terrace and garden, brick steps lead down to the **cellar/utility room** housing the oil fired boiler, plumbing for a washing machine, interesting brickwork with niches.

First floor main landing has a built-in double cupboard, a window to the front has far reaching views. The **main bedroom** has 2 built-in wardrobe cupboards, fireplace

with woodburning stove, window to front with far reaching views. **En suite bathroom** with freestanding roll top bath, shower cubicle, combined column radiator/towel rail, w.c, wash hand basin with chrome stand, tongue and groove panelling, window overlooking the rear garden. **Bedroom 2** has fitted wardrobe cupboards, window to the front, fireplace with brick hearth and wooden surround. **Bedroom 3** has fitted wardrobe cupboards, window overlooks the rear garden. **The family bathroom** comprises panelled bath with shower/mixer attachment, wash hand basin with chrome stand, w.c, tongue and groove panelling and a chrome radiator/towel rail, window to rear.

On the second floor there is a small landing with built in cupboards and shelving over the stairwell. **Attic bedroom 4** has a dormer window to the front enjoying widespread views and glazed panels to the end gable wall. **Attic bedroom 5** also has a dormer window to the front with widespread views.

Outside: The property is approached off the lane via double gates and a gravelled driveway leads round to the rear of the property where there is an area of turning/parking as well as access to a detached double garage 17' x 16'. The banked front garden is a mass of spring flowers with daffodils and flowering Cherries. The well established gardens extend to both sides of the property with a natural pond to the rear with sweeping lawn leading to a further area of garden/orchard with mature hedging. Immediately to the rear of the property there is a brick terrace and several small yet useful outbuildings and BBQ area. The whole extending to just under 1 acre (to be verified). **Note:** Planning Permission (www.ashford.gov.uk ref. 22/00597/AS) was granted 1st July 2022 to 'demolish existing garage and erection of a detached outbuilding incorporating olive press, garage, utility, workshop & office. Rebuild garden wall'.

Local Authority: Ashford Borough Council. Council Tax Band G
Mains electricity and water. Oil Heating. Private drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,500,000 freehold

Huggits Farm, Stone in Oxney, Nr. Tenterden, Kent, TN30 7JT



A detached Grade II Listed farmhouse occupying a commanding elevated position in the Conservation Area of the favoured village of Stone in Oxney enjoying widespread, far reaching rural views across open farmland and Romney Marsh.

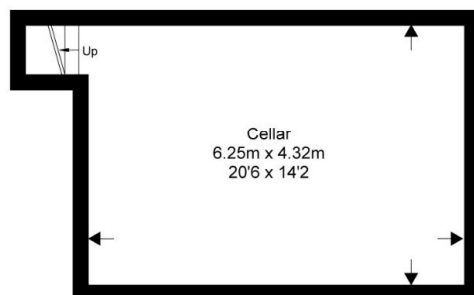
- Entrance hall • Drawing room • Study • Dining room leading to kitchen • Cloakroom • Rear lobby • Cellar/utility
 - First floor landing • Bedroom I with en suite bathroom • 2 further bedrooms • Family bathroom
 - Second floor landing • Attic bedrooms 4 and 5 • Oil heating • EPC rating F
- Detached double garage with various useful outbuildings • Gardens extending to just under 1 acre (tbv)



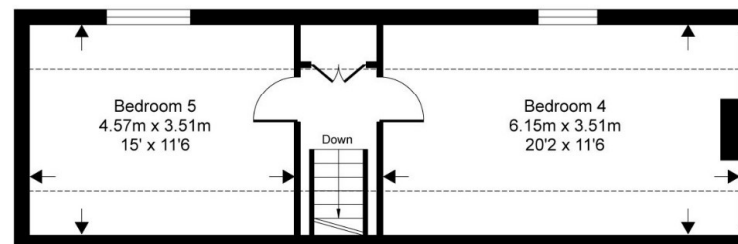
Directions: From Rye, take the A268 road heading in a northerly direction and immediately upon leaving the town just over the railway bridge turn right into Military Road sign posted Appledore. Continue along this road for 3.9 miles following the canal on your right, over a bridge and continue along 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, bear right where the property will be found after a few hundred yards on the left.

Huggits Farm

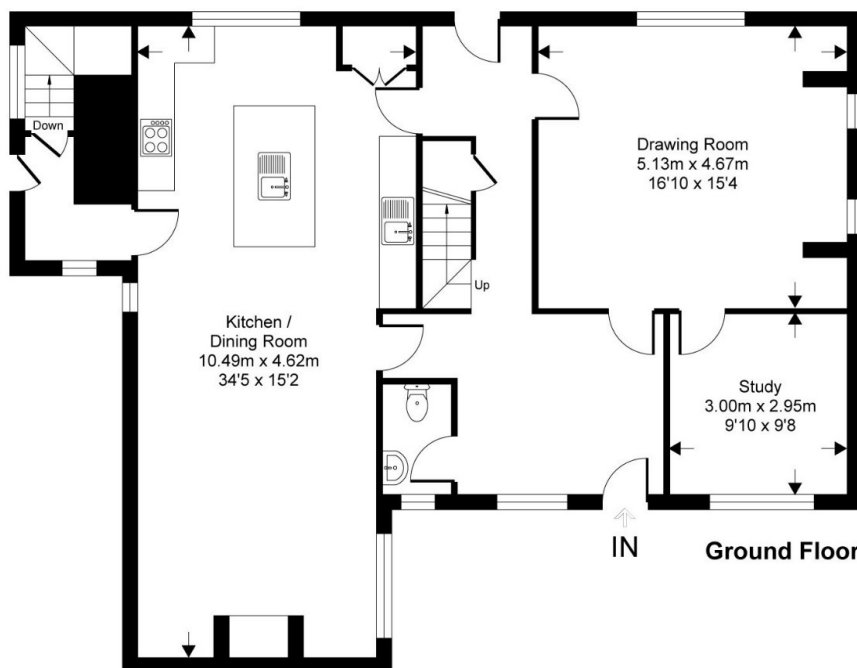
Approximate Gross Internal Area = 240.2 sq m / 2586 sq ft



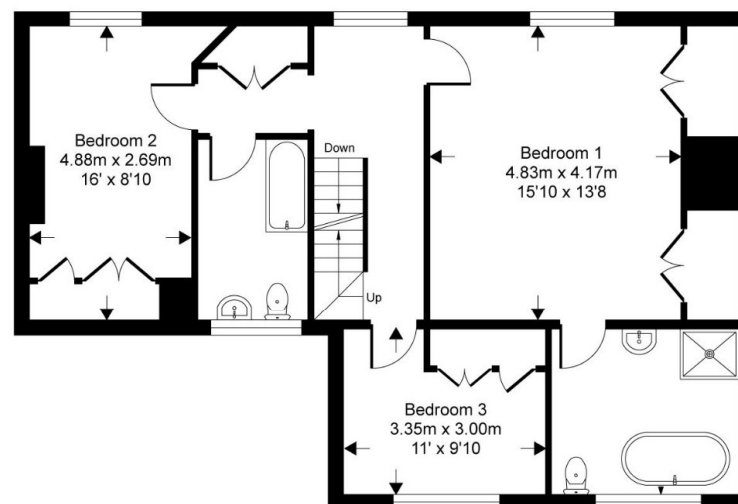
Cellar



Second Floor



Ground Floor



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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