



'Our Focus Determines Your Reality'



Stone-cum-Ebony
Tenterden
Kent
TN30 7JG



Reception Hall * Drawing Room * Dining Room * Snug * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom Suite * Guest Bedroom with Ensuite
Two Further Bedrooms * Bedroom/Office * Family Bathroom

Garden and Grounds approx. 7.5 Acres
Tennis Court * Stable Block * Outbuilding * Double Garage



SPACIOUS, UNLISTED, CONVERTED OAST

Believed to date from the 1800s and having been converted in 1987 this statuesque oast provides well-proportioned accommodation over three floors. Sitting in approximately 7.5 acres, in a rural farm hamlet on the Isle of Oxney in an Area of Outstanding Natural Beauty, the oast benefits from attractive gardens, a hardcourt tennis court, stables and hay barn, a further outbuilding, double garage, and far-reaching views of the local area.

The accommodation consists of a reception hall, triple aspect drawing room with fireplace and log burning stove, a double aspect dining room, a study, snug with doors to the garden, double aspect kitchen/breakfast room, utility room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom suite comprising a double aspect double bedroom, dressing room and bath and shower room, a double aspect guest bedroom with built-in storage and ensuite shower room, two further bedrooms both with built-in storage, and a family bathroom.

Stairs lead to the second floor double bedroom/office.



Outside, the oast is approached via a gravel driveway which provides ample off-road parking and leads to the detached double garage.

The formal gardens are laid to lawn with mature hedging, well-stocked flower and shrub beds, pond and a brick path and terracing which wraps around the oast. There is a paved terrace leading to a thatched pagoda for outside dining, sited to make the most of the views. In addition to the double garage, there is a greenhouse and outbuilding consisting of three storerooms close to the house providing useful storage.

The brick path continues across the garden to the stable block of two stables and a haybarn with a concrete yard and paddocks adjoining. Tucked away beyond the stable block is a hardcourt tennis court. There is also an area of apple orchard, clusters of woodland and ponds within the 7.5 acres.







STONE-CUM-EBONY

Stone-cum-Ebony is a rural community within an area of Outstanding Natural Beauty on the Isle of Oxney and enjoys far reaching views over the surrounding farmland.

The villages of Wittersham and Appledore are a short drive and provide local amenities including a primary school, community market, post office, village stores, public house and doctor's surgery. More comprehensive facilities are available in the Cinque Port towns of Tenterden and Rye which include supermarkets, restaurants and in Rye, the Kino cinema and a golf course. The beach at Camber is also a short drive.

SCHOOLS AND CONNECTIONS

There are a variety of well-regarded schools in the area from Girls and Boys Grammar Schools in Ashford to a number of private schools including Cranbrook, Dulwich, Bethany, Marlborough House, St. Ronans and Benenden.

Ashford International Station provides connections to London and the Continent, with branch lines at Appledore and Rye connecting into Ashford.

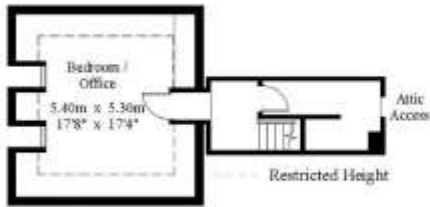




Stone Corner Oast



House - Gross Internal Area : 306.1 sq.m (3,294 sq.ft.)
Stables - Gross Internal Area : 40.9 sq.m (440 sq.ft.)
Store Building - Gross Internal Area : 35.9 sq.m (386 sq.ft.)
Garage - Gross Internal Area : 34.5 sq.m (371 sq.ft.)



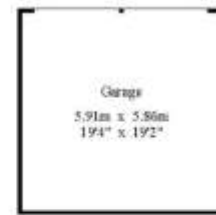
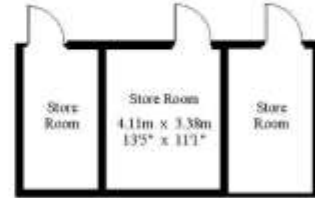
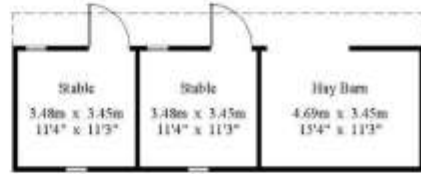
Second Floor



First Floor



Ground Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. Private cesspit drainage.

Ashford Borough Council - Council Tax Band G

EPC Rating: D

The oast has a right of access across the drive which is owned by the neighbouring farm.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com