



6 Oxney Cottage, Stone,
Tenterden, Kent TN30 7JL

6 Oxney Cottage, Stone, Tenterden, Kent TN30 7JL

Guide Price : £395,000

A charming three-bedroom semi-detached family home combining rural character with panoramic natural surroundings within the High Weald Area of Outstanding Natural Beauty. The front and rear gardens are both of a good size and there is also the benefit of parking to the rear, adjoining open fields. In addition to the spacious accommodation currently on offer, planning permission has been granted for the addition of an extension and annexe.

Positioned in a desirable scattered village setting, the property enjoys dual aspect views, overlooking the green of the local village cricket ground to the front and countryside views to the rear. Nearby footpaths are perfect for walkers, ramblers and nature lovers to explore the local countryside, vineyards, military canal and nearby historic Ferry Inn

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.

WarnerGray, 103a High Street, Rye, East Sussex TN31
7JN Tel.01797 270050 email: rye@warnergray.co.uk



Accommodation You approach the property via a pathway with lawn to either side to the central front door. You enter this double fronted property into the hallway and to the left is the living room which opens into the sun room at the rear allowing natural light to flow through this space from front to rear.

The sun room creates the ideal spot to relax or entertain with doors opening to the garden. To the right of the hallway you enter the dual aspect kitchen/dining room with a range of units to the front and side and space for a dining table to the rear. This space conveniently links to the utility room which offers a further range of base & eye level units, access to WC, window looking out to the garden, space for appliances and access to the garden.

Upstairs offers a well sized main bedroom with windows to the side and front offering a view over the cricket field and cupboard space.

The second bedroom is also positioned to the front of the house and again provides calming views out.

Bedroom three can be found to the rear with a window looking out across the garden over adjoining farmland. The spacious bathroom provides a bathtub along with a separate shower cubicle also enjoying countryside views.

Outside As well as the front garden which wraps around to the side this property has a good sized rear garden offering parking at the end next to the adjoining fields.

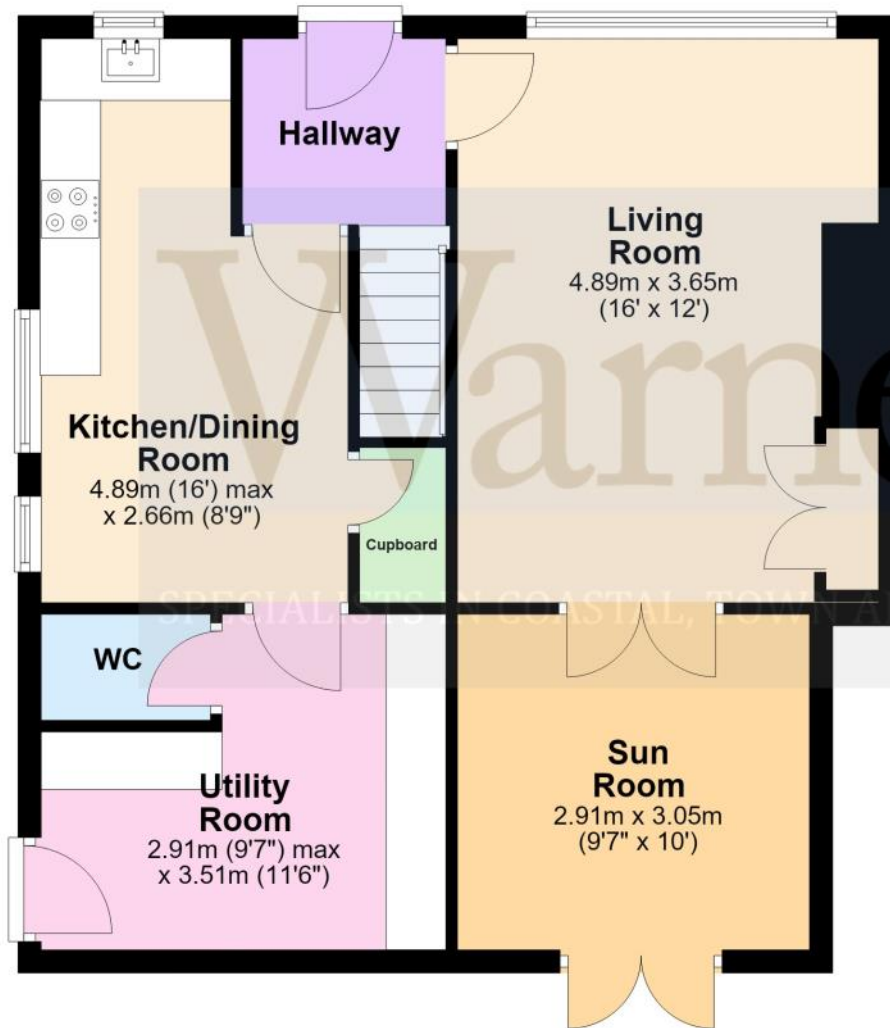
Planning permission Planning has been granted for the addition of an extension and Annexe. For more information please refer to the planning number PA/2025/2157 at Ashford Borough Council.

Services : Mains water, electricity and drainage. Oil central heating. EPC: D



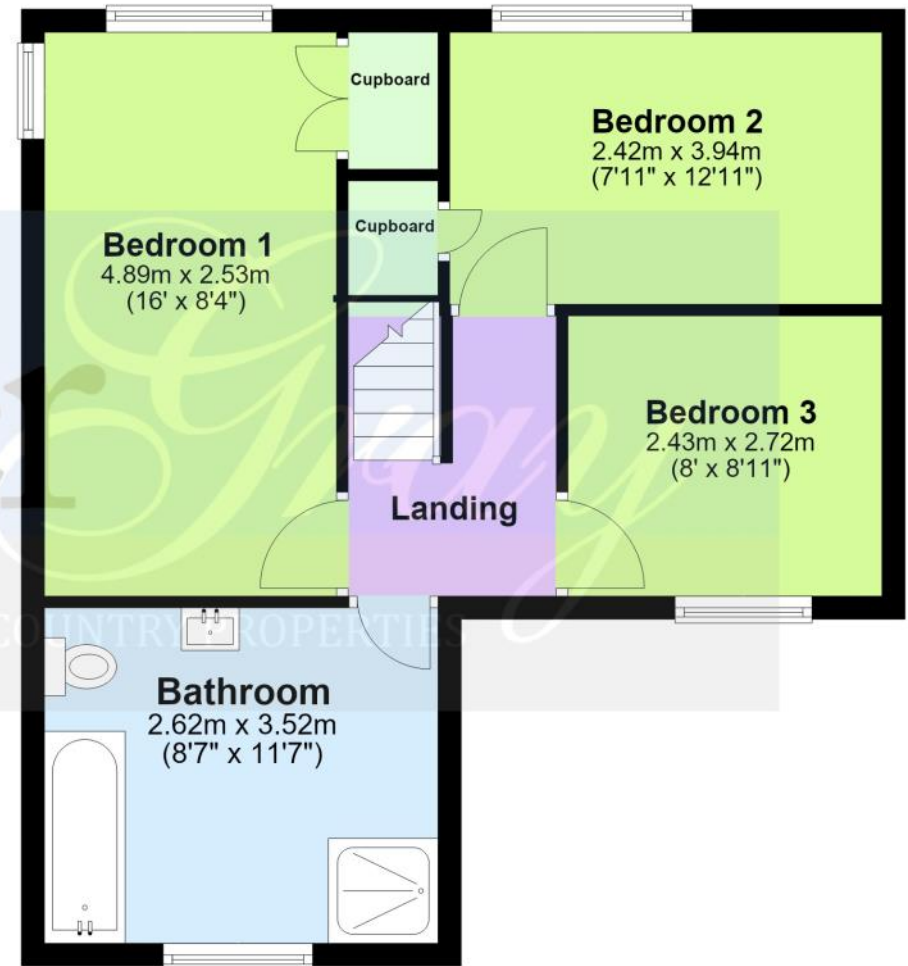
Ground Floor

Approx. 55.3 sq. metres (594.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 101.0 sq. metres (1086.8 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



