

PHILLIPS & STUBBS



coastal +
COUNTRY



Located on a country lane in the rural community of Stone, which lies within an area of Outstanding Natural Beauty on the Isle of Oxney. The village of Wittersham, 1 mile, has a primary school and village shop, whilst the village of Appledore, 3 miles, has a post office, village store and public house. The market town of Tenterden, 6 miles to the north, has supermarkets, good range of shops and leisure centre. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half timbered houses clustered around the parish church. There are branch line train services from Appledore and Rye to Ashford with high speed connections for London, St Pancras, journey time 37 minutes. Bus stop to Tenterden and Rye at The Stocks nearby.

Forming a semi detached house presenting brick elevations with part tile and part weatherboard upper elevations beneath a pitched tiled roof. The property has been in the same ownership for over 40 years and is now in need of updating and modernisation.

Front door into the **entrance hall** with stairs rising to the first floor.

Living room with open fireplace and window to the front.

Kitchen/breakfast room fireplace with solid fuel Rayburn, two windows to the rear, additional window to the side, built in cupboards and built in work surface with sink unit, space and plumbing for washing machine, tiled floor. Door through to the **utility/rear lobby** with built in units and oil fired boiler, door out to the rear garden.

Family bathroom comprising panelled bath, w.c and wash hand basin, tiled floor, window to front.

First floor landing, hatch to loft space and window to side.

Bedroom 1 built in wardrobes and cupboard, window to front with views over the front garden and beyond.

Bedroom 2 built in airing cupboard, window to rear.

Bedroom 3 window to rear with views over adjoining countryside.

Outside: To the front of the property there is a driveway providing ample off road parking and access to a detached single garage. Good sized front garden laid to lawn interspersed with flower and shrub borders and being hedge enclosed.

The rear garden is also hedge enclosed and lawned, with an old brick privy, shed, greenhouse and coal bunkers.

Local Authority: Ashford Borough Council. Council Tax Band C
Mains electricity and water. Mains 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: £375,000 freehold

10 Quarry Cottages, Stone In Oxney, Tenterden, Kent TN30 7HA



A semi detached 3 bedroom cottage occupying a semi rural location between the villages of Wittersham and Stone and now in need of a degree of updating and modernisation

Entrance hall • Living room • Kitchen/breakfast room • Utility/rear lobby • Family bathroom
First floor landing • 3 bedrooms • Double glazing • Oil heating • EPC rating E • Off road parking
Detached single garage • Cottage gardens to front and rear

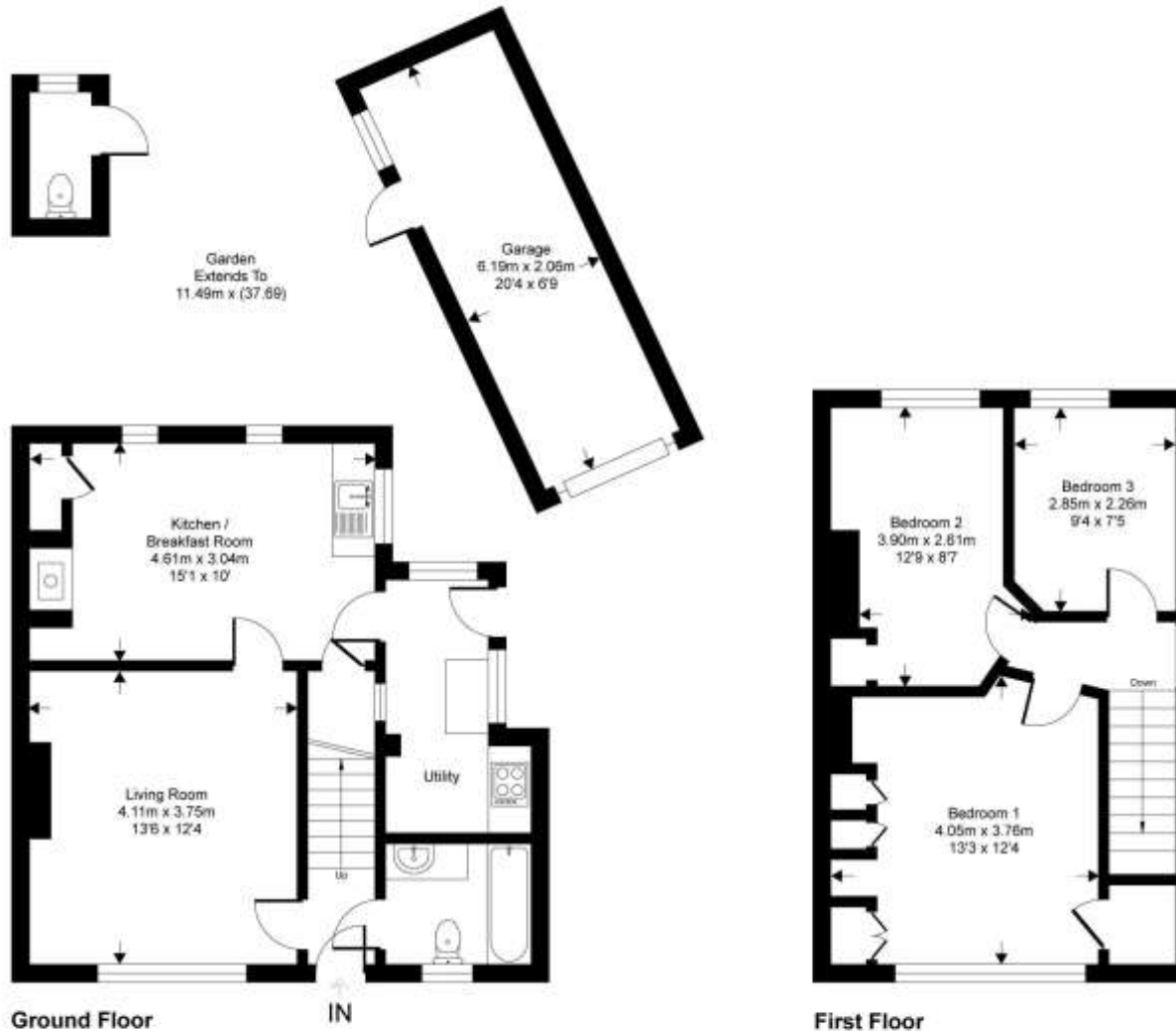


Directions: From Tenterden, at the western end of the High Street, take the B2082 marked Rye. Proceed through the village of Wittersham (5 miles) and continue to The Stocks where the road turns sharply to the right just by a white painted windmill. As the road goes right, turn off to the left, heading straight on for Stone and Appledore. Continue down this lane for about half a mile where the entrance to the property will then be seen on the right hand side.

Directions: From Rye, take the A268 heading in a northerly direction and after approximately 1 mile, branch right onto the B2082 sign posted for Iden and Tenterden. Continue through Iden village, heading towards Wittersham. Cross over the River Rother and proceed up the hill to The Stocks with the windmill on your left. On the sharp lefthand hair pin corner, turn right towards Stone and the entrance to the property will be found on the right after about half a mile.

Quarry Cottages

Approximate Gross Internal Area = 90 sq m / 969 sq ft
Approximate Garage Internal Area = 12.7 sq m / 137 sq ft
Approximate Outbuilding Internal Area = 1.5 sq m / 17 sq ft
Approximate Total Internal Area = 104.2 sq m / 1123 sq ft



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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk