



Stone Hill Oast  
Stone Hill Road | Egerton | Ashford | Kent | TN27 9DU

# SELLER INSIGHT

“ Stone Hill Oast has been our home since 2019. We were longing for a more rural lifestyle and as soon as we stepped into the lounge and saw the breath-taking view, we were captivated. The peace here is incredible - most days, all you hear is birdsong and the occasional sheep. It’s an idyllic setting that has brought us so much happiness.”

“The house itself dates back to the 18th century and it was once part of a working fruit farm that supplied strawberries to Wimbledon. There are many fascinating stories attached to the property; what is now my workroom was once used to store village armoury and supplies. Its quirky character and history are always a talking point and one of the many things we love about it.”

“One of our favourite additions has been the oak garden room. On sunny mornings there is nowhere we would rather sit than enjoying breakfast surrounded by the garden and taking in the beautiful views.”

“The sitting room and garden room are undoubtedly our favourite spaces. The garden room is perfect in the morning sunshine, while the lounge becomes wonderfully bright in the afternoon. Both rooms make the most of the stunning outlook, and we often find ourselves simply sitting and admiring the scenery. The lounge to us is very much the heart of the home.”

“The garden has been one of the greatest joys of living here. As keen gardeners, we have loved caring for it and watching the landscape beyond change through the seasons. The views across the Weald of Kent are spectacular all year round. The sunsets are simply breath-taking, and the autumn mists that settle in the valley below create magical scenes, with treetops emerging through the mist. Even the thunderstorms have been unforgettable, lighting up the sky like a natural fireworks display. We also have a vegetable patch that the grandchildren love helping with whenever they visit.”

“Stone Hill Oast has been a wonderful home for entertaining and we have hosted countless parties over the years. Friends and family always love spending time here, and our grandchildren have enjoyed the freedom of the large garden, the fruit trees, and the safe outdoor space to explore and play. Christmas is a special time here. We have a 12 ft Christmas tree that stands in the hall, and rises up through the stairwell to the upper landing. It look stunning.”

“The village community is welcoming with clubs and activities for all ages. We have particularly enjoyed being part of the gardening society, which has been a lovely way to meet people and make friends. On some Sundays, we are even lucky enough to watch Spitfires from the nearby airfield.”

“We will miss the wonderful friends we have made in the village, the beautiful garden that has brought us so much pleasure. We have loved the space, the ease of entertaining, the generous parking, and the pride that comes from calling such a special place home.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# STEP INSIDE

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Fine & Country are delighted to present Stone Hill Oast, a distinguished Grade II listed eighteenth century oast house occupying a spectacular elevated setting with sweeping views across the Weald of Kent. Set within an enviable position on the edge of the highly regarded village of Egerton, this remarkable home combines rich heritage with exceptional versatility, beautifully balanced accommodation, landscaped gardens, and a substantial double garage, all extending to more than 4,300 sq ft including a self-contained annexe.

Steeped in history and rich in character, Stone Hill Oast is believed to date back to the eighteenth century and forms part of the area's agricultural heritage. Today, it stands as a superb example of how a period home can evolve to meet the demands of modern living, retaining its architectural integrity whilst offering the comfort, flexibility and practicality sought by contemporary families. Original features, exposed timbers and the distinctive oast architecture provide a constant reminder of the property's past, creating a home with genuine personality and an enduring sense of place.

The accommodation unfolds effortlessly across a series of beautifully balanced living spaces, arranged over four reception rooms that provide exceptional versatility for modern family life. From formal entertaining and relaxed evenings to quieter spaces for reading or working from home, the layout has been thoughtfully considered to adapt to every occasion. At the heart of the home sits a traditionally styled kitchen, designed to complement the character of the property while offering a warm and practical setting for everyday living and informal dining.

A particularly striking feature of the home is the magnificent oak framed garden room, a beautifully crafted space that has transformed the connection between house and garden. Positioned to make the most of its surroundings, it offers a front row seat to the ever changing landscape beyond. Bathed in natural light and framed by mature planting, it is a space that works effortlessly throughout the day, from quiet morning coffees to leisurely breakfasts and evenings spent watching the sun dip across the Weald.

The bedroom accommodation is equally adaptable, arranged to provide four to five bedrooms depending on requirements, each offering comfort, character and flexibility for family living or visiting guests. Throughout the home there is a seamless blend of period charm and modern convenience, ensuring the spaces remain both welcoming and highly functional.

The versatility of Stone Hill Oast is further enhanced by the inclusion of a self contained annexe, offering outstanding flexibility for multi generational living, guest accommodation, a home office suite or potential income generation. A connecting doorway already exists between the annexe and the main house, currently concealed, allowing future owners the option to reintegrate the spaces if desired.





Outside, the grounds are every bit as special as the house itself. Beautifully maintained and thoughtfully planted, the gardens extend the living space outdoors with expansive lawns, mature trees, established borders and productive areas that can be enjoyed throughout the seasons. Whether entertaining on the terrace, enjoying family life outdoors or simply taking in the peace and privacy of the setting, the gardens offer a truly exceptional lifestyle.

The elevated position is one of the property's most defining features. Far reaching views stretch across the Weald of Kent, creating a constantly changing backdrop of rolling countryside, shifting light and seasonal colour. From golden sunsets to morning mist rising in the valley, the outlook is both dramatic and deeply calming, reinforcing the home's unique sense of place.

Practicality is equally well considered, with extensive off road parking, a substantial double garage and additional storage, ensuring the property meets the demands of modern family life with ease.

Egerton remains one of Kent's most desirable villages, known for its strong community spirit, active social calendar and beautiful surrounding countryside. Despite its rural feel, it is exceptionally well connected, with nearby Ashford offering a wide range of amenities and High Speed rail services to London St Pancras in approximately 37 minutes, making it an ideal location for commuters seeking a balance between countryside living and accessibility.

Rarely does a home combine such captivating views, rich heritage and adaptable living space so successfully. Stone Hill Oast is a property of genuine distinction, offering a lifestyle that is as practical as it is beautiful, set within one of the most enchanting positions in the Kent countryside.

Freehold

Council Tax Band House F Annexe A

EPC Rating D & D

Grade II Listed

For mobile phone coverage in the area please look online

Superfast broadband is available at the property, for more information please look online

Utilities:- Electric / Gas / Mains Water / Phone / Broadband

Drainage is via a Sewage Treatment Plant shared with one other property costs shared 50/50, it is understood to be compliant, professional advice should be sought

Private Driveway shared with 2 other properties, maintenance costs are on an adhoc basis.

The Greensand Way passes though the shared driveway.

Guide price £1,100,000 - £1,200,000



# Stone Hill Oast, Stone Hill Road, Egerton, Ashford, TN27

Approximate Area = 3194 sq ft / 296.7 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

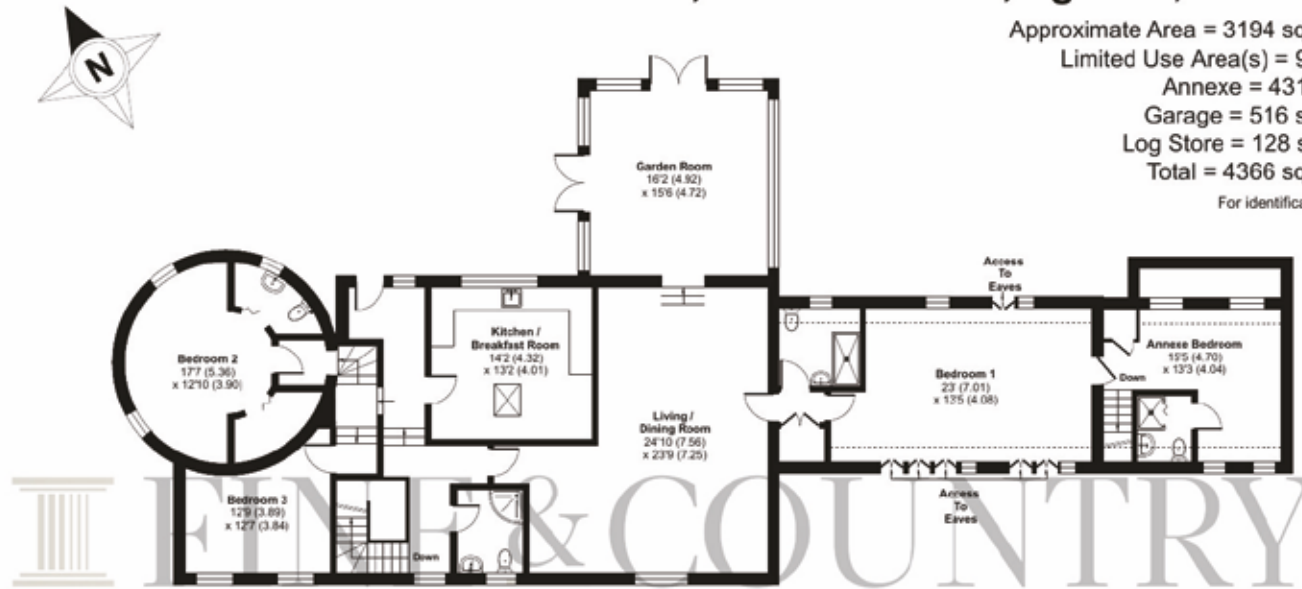
Annexe = 431 sq ft / 40 sq m

Garage = 516 sq ft / 47.9 sq m

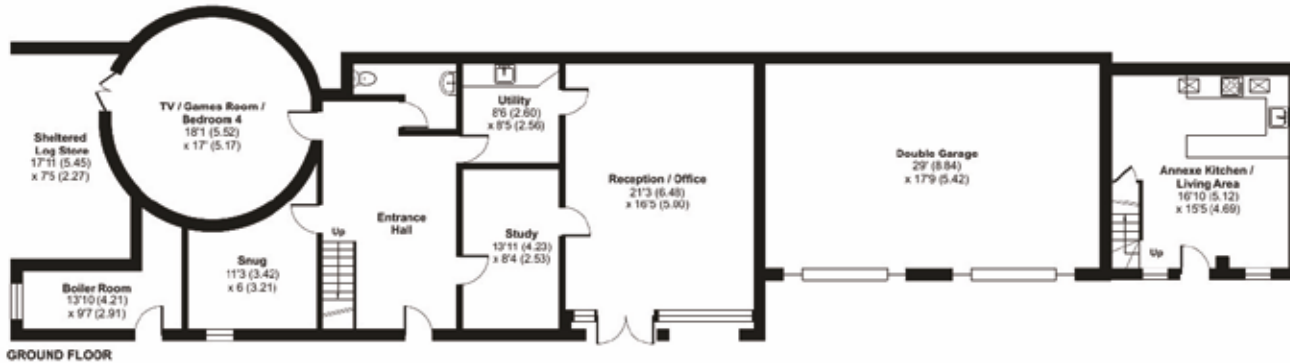
Log Store = 128 sq ft / 11.8 sq m

Total = 4366 sq ft / 405.6 sq m

For identification only - Not to scale

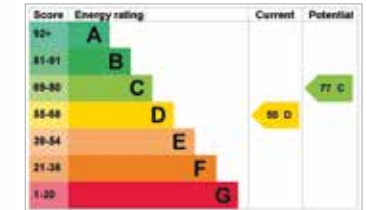


FIRST FLOOR

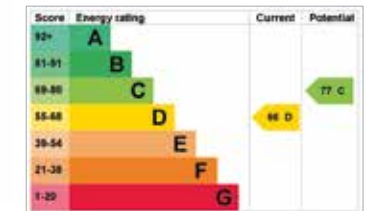


GROUND FLOOR

Main House



Annexe



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1470708

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 22.05.2026



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