

PHILLIPS & STUBBS



coastal +
COUNTRY



Set off a country lane in the rural community of Stone village, which lies within an Area of Outstanding Natural Beauty on the Isle of Oxney. The village of Wittersham, 3 miles, has a primary school, a community market, village store and collection point for St. Ronan's school, whilst the village of Appledore, 1.6 miles, has a village store, tea rooms and public house. The market town of Tenterden, 6.2 miles to the north, has Waitrose and Tesco supermarkets, quality shops and a leisure centre, whilst 6.5 miles to the south, is the Ancient Town and Cinque Port of Rye, renowned for its period architecture and historical associations. There are branch line train services from Appledore (3 miles) and Rye to Ashford International station from where there are high speed connections to London St. Pancras (37 minutes). There are also mainline services to London Charing Cross, Cannon Street, Waterloo and London Bridge from Headcorn station (12 miles). The popular Ferry Inn is just 1/3 of a mile away.

Forming one of a pair of building plots designed by award winning local Rye based architects RX Architects www.rxarchitects.com Planning Permission has been granted for two detached contemporary houses via Ashford Borough Council - Planning Ref: PA/2024/1046. There is also a second planning permission for 2 chalet style properties under Planning Ref: PA/2025/0197. Contact Phillips and Stubbs for further details.

Forming one of a pair of building plots designed by award winning local Rye based architects RX Architects www.rxarchitects.com Planning Permission has been granted for two detached contemporary houses via Ashford Borough Council This is the slightly larger plot of the two and currently has a detached bungalow on site for total renovation.

- Planning Ref: PA/2025/0197

Externally the properties will be clad with weathered natural timber beneath a slate roof.

Ground floor GIA = 186.4 sqm

First floor GIA = 104.4 sqm

Total = 290.8 sqm (3202 sqft)

Heating is via an Air source heat pump for under floor central heating and hot water, with solar panels with battery storage.

Ground floor - large entrance hall with cloakroom. Main open plan living space to include a dining area and kitchen, large glass doors opening onto the rear garden. Utility room. Snug/family room. Bedroom 1 with en suite shower room and dressing room.

First floor landing – 3 further double bedrooms (one with en suite shower room). Family bathroom which includes a walk in shower.

Outside

The property has a driveway providing parking and access to. Gardens extend to approximately 0.51 acres (to be verified). Note: the above photographs are generic scenes of the local area and not direct views from the plot.

Additional information

Mains electricity and water. Air Source Heat pump. New private drainage system will need to be installed.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed available: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £395,000 Freehold

Plot 2, Appledore Road, Stone In Oxney, Tenterden, Kent, TN30 7JL



Bungalow for complete renovation or to rebuild with the benefit of planning permission for a detached residence set in gardens of approximately 0.51 acres (tbv).

- Building plot with planning permission
- One of two unique houses
- Designed by award winning RX Architects
- Detached house
- Double garage
- Set in approx 0.51 acres
- 4 Bedrooms
- Air source heat pump
- Ashford borough council

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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