

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.

Accommodation

Planning permission for the following accommodation - Large entrance hall, Main open plan living/dining/kitchen area, walk in larder, Snug/family room, Utility room, Study, Cloakroom. First floor landing, Bedrooms 1 and 2 both have en suite shower rooms, 2 further double bedrooms, Family bathroom, Air source heat pump and solar panels, Off road parking

Ground floor GIA = 135 sqm
First floor GIA = 115 sqm
Total = 250 sqm (2690 sqft)
Garage = 17.5sqm

Externally the properties will be clad with weathered natural timber beneath a slate roof. Heating is via an Air source heat pump for under floor central heating and hot water, with solar panels with battery storage.

Outside

The property has a driveway providing parking and access to. Gardens extend to approximately 0.49 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 and new private drainage system will need to be installed.

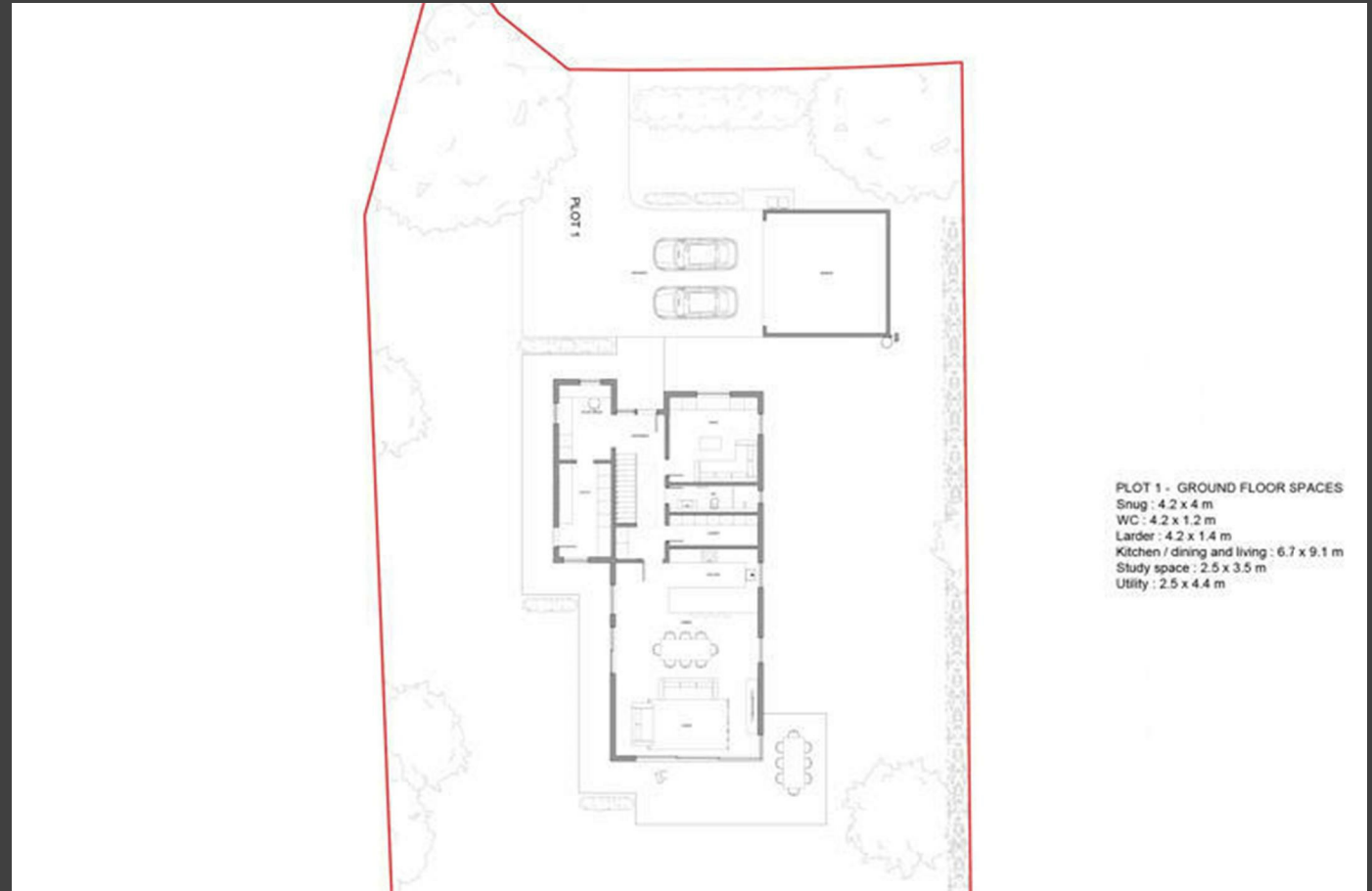
Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed available: Ultrafast 1000Mbps available. Source Ofcom

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

Guide Price £375,000 Freehold

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



BUILDING PLOT - Forming one of a pair of building plots occupying a rural setting with Planning Permission having been granted for a contemporary detached house set in gardens of approximately 0.49 acres (tbv).

- Building Plot with planning permission
- Designed by Award winning RX architects
- One of a pair
- Set in approximately 0.49 acres
- Detached house
- Double garage
- 4 bedrooms
- Air source heat pump
- Ashford borough council

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 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk