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HASTINGS BEXHILL RYE BATTLE
NORTHIAM ST LEONARDS TENTERDEN

**Churchlands Farmhouse,
The Street,
Stone, Tenterden,
Kent TN30 7JT**



£575,000 OIEO

A beautiful detached Grade II listed country farmhouse set in the idyllic rural village of Stone which lies within an area of outstanding natural beauty and believed to date back to CIRCA 1490. The property enjoys a wealth of period features throughout including exposed timbers and inglenook fireplaces and the accommodation comprises three bedrooms and family bathroom, four reception rooms, large kitchen/ breakfast room and downstairs cloakroom. Outside offers a well stocked private garden to the rear with large paved terrace and alfresco dining area. The property also benefits from a detached garage with adjoining workshop extending to approximately 56' and off road parking.

A viewing is considered essential by sole agents Rush, Witt & Wilson.

For further information or a viewing please call: Tenterden/Northiam Branch 01580 762927
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The accommodation with approximate room sizes provides:

- ENTRANCE:** Hardwood front door, exterior lighting.
- ENTRANCE HALL:** Internal leaded light window, oak parquet flooring, exposed oak joinery, double radiator, oak staircase leading to first floor, exposed brickwork.
- LOBBY AREA:** Oak panelling and parquet flooring. Leading to:
- RECEPTION FOUR:** 9'2 x 8'3 (2.79m x 2.51m) Window overlooking front elevation, carpeted floor, single radiator, exposed oak joinery, fitted bookcase.
- CLOAKROOM:** Window overlooking side elevation, ceramic floor, exposed oak joinery, low level wc, wall mounted wash-hand basin with tiled splash-back, decorative radiator cover, tongue and groove panelling.
- RECEPTION ONE:** 19'2 x 17'5 (5.84m x 5.31m)
Window overlooking front elevation and lawn, carpeted floor, exposed oak joinery, double radiator, large inglenook fireplace with exposed brickwork and hearth, wood-burning stove, storage to side of fireplace with quarry tiled flooring, floating shelving, leaded light window looking into Entrance Hall.
- RECEPTION ROOM TWO:** 18'2 x 11'5 (5.54m x 3.48m) Double aspect windows overlooking front and side elevations, exposed joinery and beams, decorative radiator cover, oak flooring, large inglenook fireplace with exposed brickwork (blocked off but can be reinstated) with stone hearth, oak serving hatch into kitchen with oak cupboard beneath.
- KITCHEN/
BREAKFAST ROOM:** 27'4 x 7'8 (8.33m x 2.34m) Window overlooking rear elevation, ceramic floor, double radiator, exposed oak joinery, fitted larder, solid oak door leading to rear terrace. Fitted kitchen comprising a range of base and wall units with granite effect laminate rolled top work surfaces, AGA oven, Butler sink with brass mixer tap, serving hatch into Reception Room Two, tongue and groove door leading to attic space.
- RECEPTION ROOM THREE:** 16'1 x 7'2 (4.90m x 2.18m) Currently used as Snug. Window overlooking rear elevation, exposed oak joinery, open fireplace, under-stairs storage.

FIRST FLOOR

- LANDING:** Solid oak carpeted stairs from Entrance Hall, windows overlooking rear and front elevations, exposed oak joinery, cupboard with shelves for linen, storage cupboard with hanging rail.
- MASTER BEDROOM:** 13'5 x 11'5 (4.09m x 3.48m) Window overlooking front elevation, carpeted floor, exposed oak joinery, double radiator, cupboard housing hot water cylinder used as airing cupboard.
- BEDROOM TWO:** 15'7 x 9'4 (4.75m x 2.84m) Bay window overlooking front elevation, carpeted floor, single radiator, exposed oak joinery, decorative fireplace with oak mantel, two double fitted wardrobes
- BEDROOM THREE:** 10'1 x 7'5 (3.07m x 2.26m) Window overlooking front elevation, carpeted floor, single radiator, exposed oak joinery.
- BATHROOM:** Bay window overlooking rear elevation, shower with controls, chrome heated towel rail, single radiator, low level wc, pedestal wash-hand basin with tiled splash-back, exposed oak joinery, carpeted floor.

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OUTSIDE

FRONT/SIDE GARDENS:

Property is approached from the road via a bricked paved off road parking area providing parking for at least two vehicles, brick paved pathway to front of the property, raised garden which is predominantly laid to lawn, well stocked borders, shrub and rose beds, close boarded panelled fencing to side elevation providing access to oil tank, climbing roses to front elevation of the property.

DETACHED GARAGE:

Hardwood doors, power and light connected.

REAR/SIDE GARDENS:

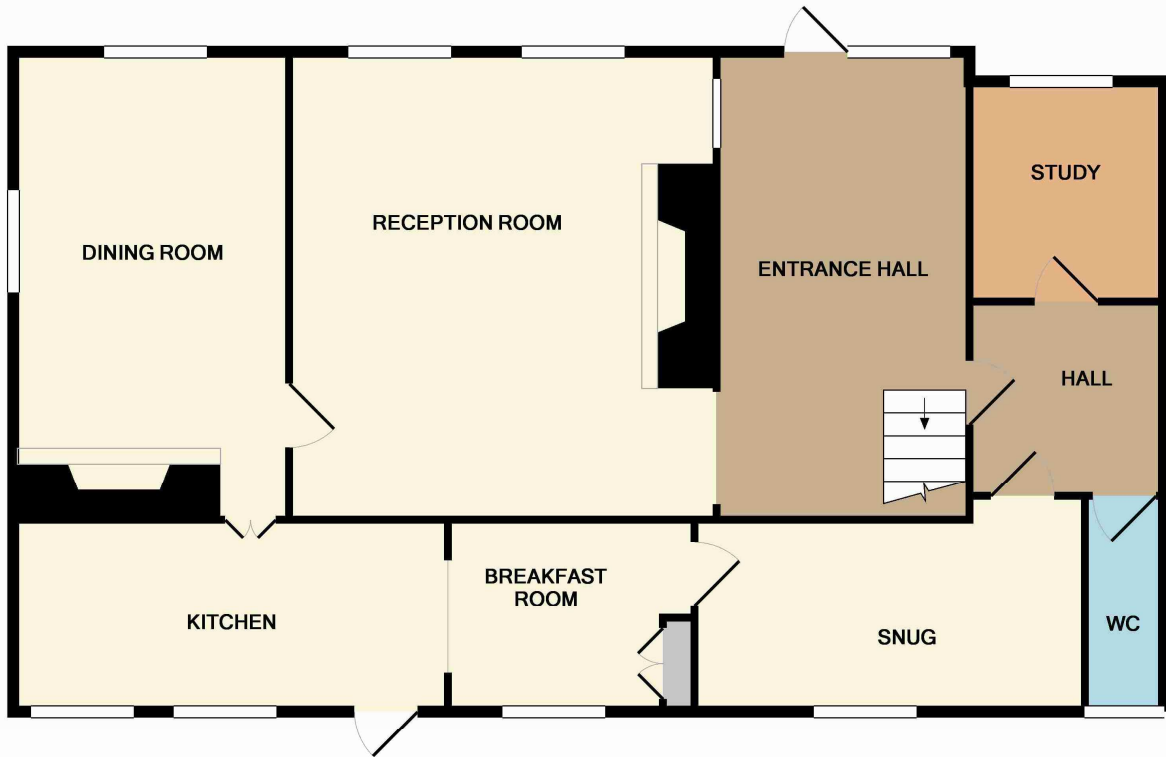
Large partially paved and bricked terrace providing alfresco dining, two tiered lawned garden, partial brick and close boarded panelled fencing to side, well established/stocked with flower beds and roses, paved steps leading to first tier which is laid to lawn with mature trees and shrub borders. To the second tier there is post and rail fencing to side elevation with fencing, fruit trees, paved pathway and steps leading to the third tier which is enclosed by post and rail fencing to the rear. Further area of concrete hard-standing. Picketed gate leading to front of the property.

56' x 11' (17.07m x 3.35m) **Detached Workshop** – power and lighting, partitioned, storage room.

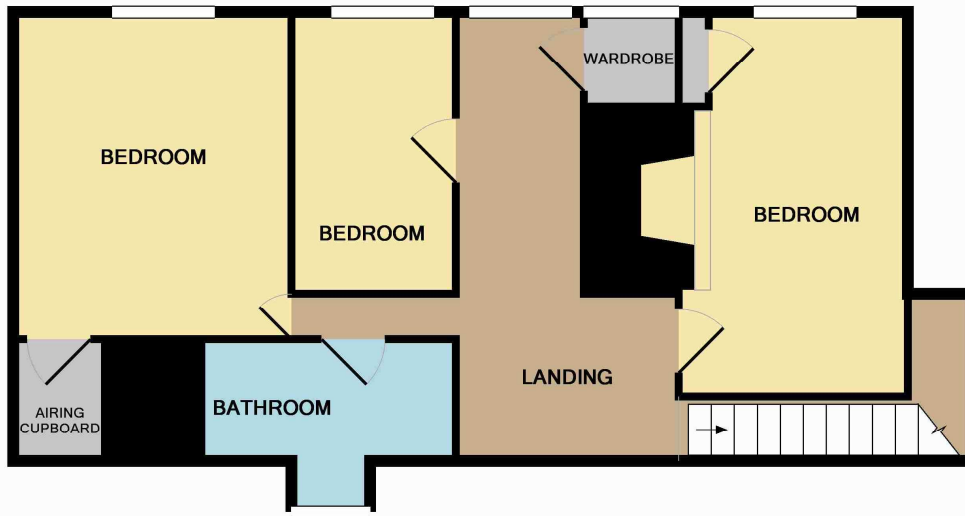
AGENTS NOTE:

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
APPROX. FLOOR
AREA 120.7 SQ.M.
(1299 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 64.7 SQ.M.
(696 SQ.FT.)

TOTAL APPROX. FLOOR AREA 185.3 SQ.M. (1995 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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