

**RUSH
WITT &
WILSON**



**Chapel Cottage Stone in Oxney, Tenterden, TN30 7JL
Guide Price £475,000**

Rush Witt & Wilson are delighted to present this charming double fronted Grade II Listed character property located in the idyllic village of Stone in Oxney. This house offers a unique opportunity to transform it internally into your forever home, and further provides private drive and large rear garden.

You approach the property via the driveway with a lawn to the side and internally the property comprises of a dining room, living room, kitchen, utility room & W.C downstairs with family bathroom and 4/5 bedrooms upstairs.

The property is attached to the Stone Baptist Chapel, and together exude historical charm and character that is sure to captivate your heart. There are period features throughout, and this house provides a refurbishment opportunity to combine these features with modern touches.

This stunning village location is close to the renowned Ferry Inn Pub and restaurant and a short drive from Appledore & Appledore Station.

Don't miss out on the chance to own a piece of history and create a home that reflects your style and personality. Call 01797224000 to arrange your appointment.



Living Room

15'7" x 15'8" (4.765 x 4.776)

Window to front, feature fireplace, exposed ceiling timbers.

Dining Room

18'5" max x 15'7" (5.638 max x 4.761)

Window to front, Brick surround fireplace, parquet flooring, exposed ceiling timbers, access to entrance, door to rear hallway.

Kitchen

15'7" x 7'11" (4.766 x 2.422)

Double windows to rear looking out to garden, base unit & sink, tiled floor, door to garden & hallway.

Storage Room/Utiliy Room

6'3" x 4'8" (1.911 x 1.439)

Tiled floor.

W.C

3'10" x 2'5" (1.192 x 0.744)

Bedroom

15'6" x 7'10" (4.746 x 2.389)

Window to rear, built-in cupboard

Bedroom

15'4" x 12'4" (4.693 x 3.760)

Dual aspect windows to front & side

Bedroom

11'4" x 8'0" (3.461 x 2.455)

Window to front

Bedroom

7'0" x 6'4" (2.151 x 1.933)

Window to front

Study

8'6" x 7'5" (2.592 x 2.264)

Bathroom

7'10" x 7'1" (2.389 x 2.164)

Window to rear, bath, w.c, wash hand basin

Agents Notes

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.

Grade II Listed property believed to have been built around the 1650 era.

Council Tax Band F



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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