

Warner *Gray*



Meadow Cottage

Stone cum Ebony, Tenterden, Kent TN30 7HY

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Guide Price £850,000 – £895,000

Quietly set along a country lane within the exclusive rural hamlet of Stone-cum-Ebony, Meadow Cottage offers modern country living at its most refined. Surrounded by uninterrupted countryside, this beautifully refurbished, extended four-bedroom home combines clean contemporary design with the understated charm of its original cottage roots. Generous, open-plan interiors are oriented to capture uninterrupted rural views, creating calm, light-filled spaces throughout.

The south-facing gardens provide a seamless extension of the living areas to the rear, featuring a wide paved terrace, expansive lawn and curated planting. A decked pool area and shaded seating create a private haven for relaxation and outdoor entertaining.

To the front, a private driveway leads to an impressive 22' oak-framed, barn-style open-fronted garage, offering both architectural presence and practicality. Positioned in an Area of Outstanding Natural Beauty, the home enjoys elevated, far-reaching views across the Isle of Oxney and is only a short drive away from the historic Cinque Port towns of Tenterden and Rye.

- * Immaculately presented semi-detached four-bedroom family home
- * Spacious, light-filled modern interiors with open-plan feel
- * Stunning far-reaching countryside and garden views to the rear
- * Beautiful, landscaped gardens with large terrace for dining & relaxation
- * Heated swimming pool with decked surround & amazing views
- * Electric gates onto driveway parking & oak framed open fronted garage
- * Footpaths and nature trails on doorstep, perfect for walkers & wildlife lovers
- * Cinque Port towns of Tenterden & Rye 4.5 & 6.6 miles distant
- * Area of Outstanding Natural Beauty / Coast & Romney Marshes close by
- * Wide choice of good schools / Stations at Appledore & Ashford

SITUATION: This lovely property is situated in a rural location along a quiet country lane in the hamlet of Ebony, close to the villages of Wittersham and Stone on the Isle of Oxney. It is just a short journey of just over 4 and 6 miles respectively to the sought after towns of Tenterden and Rye, which are both well known for their abundance of independent shops, cafes, restaurants, leisure and health facilities. For education, there is a wide range of state and independent schools in the local area, including the well regarded Ashford Grammars, and for travel to London, the high-speed service to St Pancras has regular services from Ashford International (13 miles). Apart from being just a couple of steps from glorious rolling countryside where there are many good walks to enjoy, the unique, distinctive and unique Romney Marsh landscape is on your doorstep and the picturesque coastline is also just a short drive.

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The accommodation comprises following with approximate dimensions : The front door opens into a warm and welcoming interior flowing through beautifully connected spaces full of natural light. The glazed **ENTRANCE PORCH** with geometric tiled floor, leads you into the **ENTRANCE HALL** with stairs to the first floor.

The spacious **SITTING ROOM** 17'10 x 11'8. features oak flooring and a fireplace with a woodburning stove creating a warm and inviting atmosphere. This room flows seamlessly into a beautiful light **FAMILY ROOM** 24'10 X 11'8. with a bank of glazed bi-fold glazed doors offering a stunning outlook over the gardens. Perfect for entertaining or simply enjoying the views in all seasons.

Beside this sits an oak-framed **GARDEN ROOM** 17'3 x 10'11. This lovely further reception room, with glazed windows and doors to the garden, a vaulted, timber-exposed ceiling, geometric patterned tiled floor, and double glass doors leading out to the terrace and garden, again offers a wonderful rural aspect.

Glazed doors lead through to the **DINING ROOM** 9'10 x 9'5. Being a further versatile reception room with ample space for dining table and chairs, this room in turn adjoins the kitchen.

Further on lies the **UTILITY ROOM** 9'10 x 8'2 with granite-topped storage cupboards, space for a washing machine and tumble dryer with a wooden floor. Access to the **CLOAKROOM** which is fitted with low level w.c. and wash basin.

The light and bright **KITCHEN / BREAKFAST ROOM** 17'9 x 13'9 is both elegant and highly functional with a range of shaker-style cabinetry with cupboards and drawers set beneath granite worktops. The space includes a matching island with a wine cooler and breakfast bar, a built-in double oven, inset hob, double farmhouse sink with a swan-neck tap, fridge, freezer, integrated dishwasher, larder cupboard and a tiled floor. A perfect room for both cooking and socialising.

FIRST FLOOR LANDING provides access to the roof space via a hatch and includes a built-in linen cupboard.

The **PRINCIPAL BEDROOM** 12'1 into recess x 13'3 (including storage). benefits from rural views to the front, features painted floorboards and a built-in wardrobe along one wall. Door to **JACK AND JILL BATHROOM** is fitted with contemporary fixtures, including a free-standing double-ended oval bath with a floor-mounted shower mixer tap, a low level W.C., and a countertop wash basin, complemented by stone-effect tiles with a mosaic accent strip.

BEDROOM 2 12'6 x 9'8 maximum measurements including built in wardrobe. A spacious double bedroom enjoying wonderful views.

The **DRESSING AREA** offers fitted wardrobes and a fitted shower enclosure at one end. Window to the rear.

BEDROOM 3 9'10 x 8'2, a further double bedroom with views.

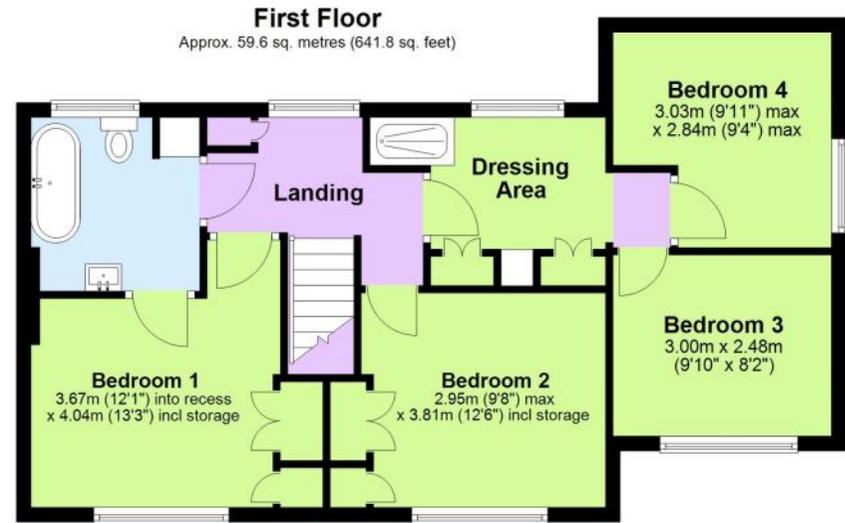
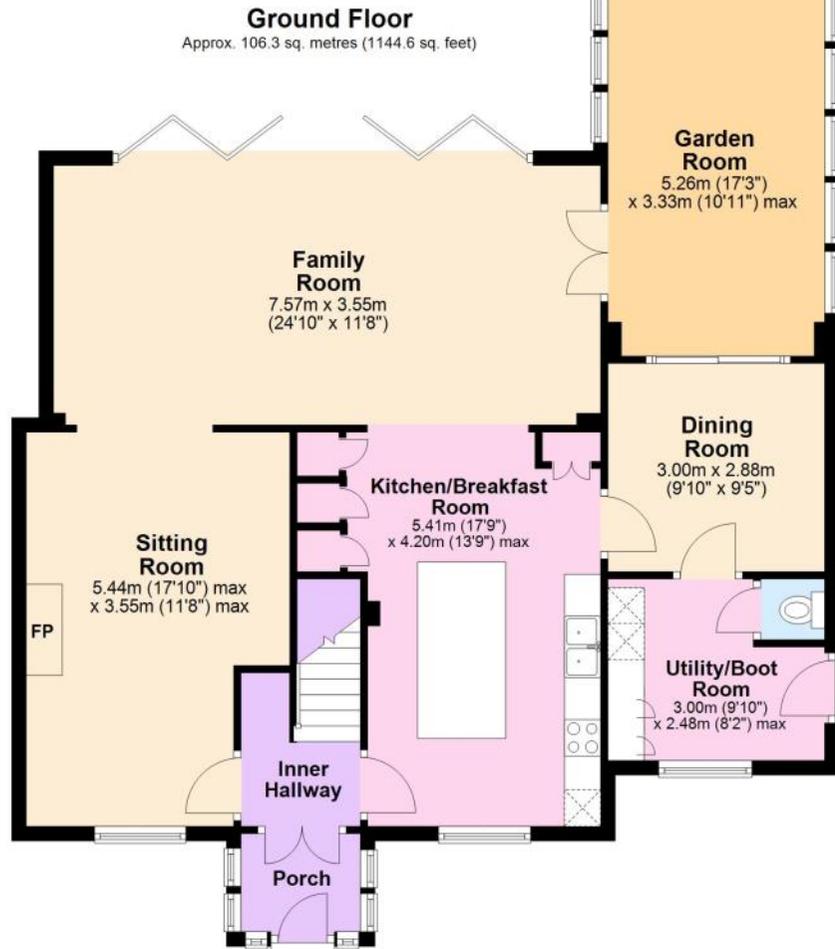
BEDROOM 4 9'11 x 9'4, again enjoying the rural lovely outlook.

OUTSIDE: Approached through private electric gates, Meadow Cottage welcomes you over a smart block-paved driveway, providing generous off-road parking and access to the detached oak-framed, barn-style open **GARAGE** 22'5 x 10'1 maximum. The gardens to the rear are a truly standout feature of this house. Not only are the views from the garden breath taking, but they provide a tranquil retreat that beautifully complements the home's modern aesthetic. A broad paved terrace extends from the rear of the house, stepping down to a sweeping, gently sloping lawn that merges seamlessly with the open farmland beyond. This is an idyllic backdrop for relaxed alfresco dining and effortless outdoor entertaining.

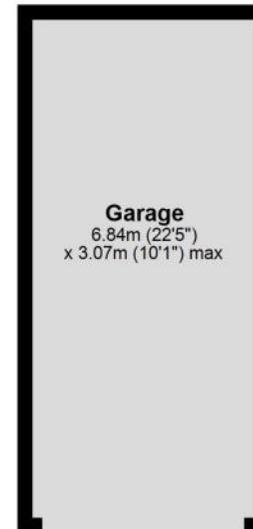
Thoughtfully landscaped, the garden showcases a curated mix of herbaceous planting, palms, wildflower zones and vibrant specimen shrubs, creating a rich tapestry of colour and texture throughout the seasons. Positioned toward the far end, the swimming pool feels like a natural continuation of the garden's luxurious contemporary design. Surrounded by sleek decking and a large wooden canopy and enclosed by a minimalist glass and chrome balustrade, it offers a stylish and serene space to unwind.

SERVICES : Mains water and electricity. Private drainage. Oil fired central heating. Council Tax Band D. EPC rating : C Local Authority : Ashford Borough Council





Oak Framed Garage
Approx. 21.0 sq. metres (226.2 sq. feet)



Total area: approx. 187.0 sq. metres (2012.6 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.





