

Kentish Farm Cottage

Region: Kent Sleeps: 4

Overview

For a spot of total switch off and calm, you cannot beat the wonderful Kentish Farm Cottage. You can soak in the hot tub, enjoy amazing views over Romney Marsh and the owner's vineyard, relax under the stars and admire the wonderful design of this gorgeous cottage. With its high vaulted ceiling, its characterful beams, its log burning stove and its wonderful choice of furnishings and decor, it makes for a totally luxurious stay. With a king-size master bedroom and a twin room, it offers an idyllic break for small families or two couples.

Kentish Farm Cottage is located in the tranquil village of Stone in Oxney, just south of Tenterden and surrounded by sheep fields and vineyards. Within an Area of Outstanding Natural Beauty, the location is wonderful for a spot of rural switch off. The village enjoys wonderful views of Romney Marsh from its 15th century church. The nearby Tenterden, nestled in the heart of the Weald of Kent, is rich in history and charm. It is known as the 'Jewel of the Weald' for its beautiful architecture, excellent independent shops, and tree-lined greens. You can visit the famous Chapel Down Vineyard and take a nostalgic ride back in time on the Kent & East Sussex Railway, steaming along to Bodiam Castle.

Kentish Farm Cottage is built on one level, perfect for any guests with mobility issues. It is a beautiful building designed with casual elegance and excellent eco credentials with its energy coming from hidden solar panels and ground source heat pumps which keep your toes toasty through underfloor heating. It is built with green oak too so you can holiday on a lighter conscience with these eco-friendly set ups.

The living area enjoys delightful lofty ceiling beams, attractive wall beams, a comfy sofa and armchair and a fabulous, central wood burning stove. You can cosy up, throw a log on the fire, switch on the television and watch a movie. There are countryside fabulous views from the living room windows. Beyond the seating area there is a smart, modern dining table and chairs and a fabulous contemporary kitchen. With its butler's sink, granite worktops, excellent appliances, and natural coloured cabinetry, it is a chef's dream.

This stylish holiday home comes with two beautifully decorated bedrooms, both enjoying quality handpicked furniture. The master boasts a king-size bed, adorned with hotel quality linens and lovely soft furnishings and wonderful high



beams and a vaulted ceiling. The twin is a pretty room too with lovely accessories and the same, highly impressive, and characterful beams. Guests have use of a family bathroom with a bath, overhead rainfall shower, sensor lighting and yet more beams.

The outside space of Kentish Farm Cottage is delightful. You can dine alfresco using the barbecue, take an indulgent dip in the hot tub with a glass of fizz and enjoy beautiful expansive views from your private terrace. When you are ready to leave your gorgeous rural haven, the Saxon Shore Way is on the doorstep with plenty of wonderful walks and cycle paths. The 14th century Ferry Inn is just a short walk away for a glass of your favourite tippie.

Facilities

Cottage • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Hot Tub • Walk to Village • Walk to Restaurant • BBQ • Smart TV • TV • Working Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Cycling

Interior & Grounds

The Barn

Accommodation is all Ground Floor with underfloor heating and ceramic floor tiles throughout:

- Kitchen equipped with a slimline dishwasher, a washing machine, fridge/freezer, electric oven and hob, a microwave and cafetiere
- Dining area with an oak dining table with dining chairs for four people
- Living area with a wood burning stove, a three seater sofa and armchair with a coffee table and French doors onto the garden and stunning views
- Bathroom with bath and rain shower over
- Bedroom with a king-size bed
- Bedroom with two single beds

Outdoor Grounds

- A fully enclosed fenced garden with garden furniture
- Hot tub
- Charcoal barbecue
- Private driveway in front of the property
- Storage for bikes

Additional Facilities

- Wi-Fi
- Smart TV
- TV's
- Logs are provided free of charge for the wood burning stove



Location & Local Information

Kentish Farm Cottage is nestled deep in the Kent countryside, in the tranquil village of Stone in Oxney, near Tenterden. There are wonderful walks right from the doorstep in this superb Area of Outstanding Natural Beauty. You can stroll to the village pub for its friendly ambience and charm.

Tenterden is a picturesque town with a broad, tree-lined High Street sprinkled with independent shops, antiques centres, cafes, and restaurants. The town's name is derived from the Old English 'Tenet Waraden' which meant a clearing in the forest, belonging to the men of Thanet. The town was an important wool trading centre in the 13th century and at that time had access to the sea at Smallhythe. You can visit the local museum to learn about the history of the town. Georgian buildings share the town's streets with tall Victorian houses and tiny cottages, lots decorated with painted weatherboard. The Kent & East Sussex steam railway runs for ten and a half miles from Tenterden to Bodiam, welcoming around ninety thousand visitors a year. Tenterden Golf Club welcomes visitors as well as its members.

Between Tenterden and Church Hill Barn, Chapel Down is England's leading wine producer with an award-winning range of sparkling and still wines. You can visit for tours and experiences, tasting these delicious wines and learning about the vineyard. Chapel Down is one of the UK government's Top 50 Food and Drink Producers and were the first English winery to feature on the London Stock Exchange's 1000 Companies to Inspire Britain. They support many great English institutions such as England Cricket, The Oxford and Cambridge Boat Race, The London Symphony Orchestra, Ascot Racecourse, The Royal Opera House, The Donmar Warehouse and The Turner Contemporary.

Not far away, Rye is a Medieval citadel huddled against invaders and the sea, is today home to a myriad of art, curiosities and cosy pubs and restaurants. They serve the best that Sussex has to offer. Built on timeless tales and smuggled secrets, Rye offers charm and intrigue with nooks and crannies to explore and distant views across Romney Marsh to enjoy. St Mary's Church tower is open to the public and offers the best viewpoint to show the warm terracotta roofs of the many timbered houses. These ancient, characterful buildings, cobbled streets and secret passages attract film crews in search of historical settings for period productions. The Rye Castle Museum was originally a bottling factory and now boasts a unique 18th century fire engine as well as relics from the town's shipbuilding past. The Rye Harbour Nature Reserve has a wonderful network of criss crossing footpaths on the saltmarsh and shingle ridges with fabulous views across to Camber Sands and the cliffs of Hastings Country Park. It is a twitcher's paradise with five hides where you can watch the wildlife. You can take boat trips or lessons in windsurfing,



dinghy sailing or paddleboarding from Rye Watersports.

Also within easy distance, Hastings enjoys a fascinating history. It was attacked by the French during the Hundred Years War and in 1377, a second attack all but destroyed the town. The Old Town's architecture ranges from Medieval to Victorian with one of the oldest buildings, the Court House, being built around 1450. The town boasts many passages and narrow streets known as the twittens, many cafes, bars and restaurants and some excellent shops and art galleries. The Castle, originally built by William the Conqueror, lies in ruins at the top of West Hill and can be visited using the steepest funicular railway in Britain. The Hastings Museum and Art Gallery boasts an exhibition dedicated to American Indians, Grey Owl, an early conservationist who came from Hastings and John Logie Baird who pioneered television in Hastings. There are many architectural and cultural attractions including a theatre, parks, and gardens. Hastings hosts many events including the Hastings Half Marathon, the Jack in the Green Festival, Hastings Beer Festival, Coastal Currents, and the Old Town Carnival.

Camber Sands is a fabulous beach in the village of Camber. It is the only sand dune system in East Sussex, east of the estuary of the River Rother at Rye Bay, and stretches three glorious miles to just beyond the Kent border.

Local Amenities

Nearest Airport	Gatwick Airport (81.7 km)
Nearest Ferry Port	Dover Port (50 km)
Nearest Train Station	Appledore Station (6 km)
Nearest Village	Stone in Oxney (650 m)
Nearest Town/City	Tenterden (11.7 km)
Nearest Restaurant	The Black Lion (3.8 km)
Nearest Bar/Pub	The Ferry Inn (1.8 km)
Nearest Supermarket	Wittersham Village Store (5 km)

Nearest Beach	Camber Sands (14.5 km)
Nearest Golf	Tenterden Golf Club (12 km)
Nearest Tennis	Rolvenden Tennis Club (13.5 km)

What we love

- Kentish Farm Cottage is beautifully presented with vaulted beamed ceilings, gorgeous furnishings and much charm
- The addition of a hot tub on the terrace is a major plus. You just need to chill a bottle of fizz, get your swim things on and laze under the stars!
- Kentish Farm Cottage enjoys a lovely countryside location within easy reach of Tenterden, Rye, Hastings, Camber Sands and many beautiful National Trust homes and gardens

What you should know...

- You are welcome to take one pet to Kentish Farm Cottage but please make sure it does not go in the bedrooms
- Kentish Farm Cottage is built on one level so is ideal for any guests with mobility issues
- We also feature Church Hill Barn which sits in the same spot so you could always invite the grandparents or friends along to share your holiday

Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Wi-Fi internet access included
- Minimum stay: 7 nights during peak season, 3 nights during other periods. All other durations on request
- Changeover day: Monday or Friday
- Pets welcome?: On request only and with prior agreement with the owner. Dogs (£40 charge) only accepted on bookings for 2 adults or less
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay