



EQUUS

Country & Equestrian



ST DAVIDS



ST DAVIDS, Stone Street, , Ashford, Kent, TN25 6DW

A detached family property set in around 3.11 acres (*TBV) of mainly pastureland in a picturesque elevated position with distant views over countryside and with the benefit of a range of equestrian facilities including a post and rail Ménage 40m x 20m, stable yard of 8 loose boxes, tack room, haybarn and outbuildings.

Nestled in the picturesque rural setting of the hamlet of Stanford near Ashford, this remarkable equestrian property offers a unique blend of charm and modern living. Originally built in 1930, the residence has been thoughtfully extended and updated, transforming it into a spacious family home (2,368 sq.ft.) featuring modern kitchen/breakfast room, utility room, sitting room, dining room, five well-appointed bedrooms and two bathrooms, providing ample space for family life and entertaining.

For those with multiple vehicles or horse boxes, the property includes generous parking facilities, accommodating a number of vehicles. This spacious parking area is conveniently located near the stable yard, ensuring easy access for all areas.

With its conveniently placed rural location and extensive equestrian facilities, this property presents a rare opportunity for those seeking a lifestyle that embraces both country living and equestrian pursuits.

LOCATION

Stanford is a peaceful hamlet nestled between Ashford and Hythe, offering a blend of rural charm and excellent connectivity. Surrounded by the villages of Sellindge, Lypne, Postling, and Westenhanger, it enjoys a convenient position just off the M20 (Junction 11), providing straightforward access to Ashford, Hythe, and the Kent coastline.

Nearby Westenhanger railway station offers regular services to Ashford International railway station, with high-speed connections reaching London St Pancras in under 40 minutes – ideal for commuters.

The area is well served by education, with reputable primary schools in Sellindge and Lypne, alongside a range of grammar and comprehensive schools in Folkestone and Ashford. Independent options include Ashford School and Spring Grove School.

Adding to its appeal, the nearby Kent Downs National Landscape offers beautiful countryside, walking trails, and outdoor pursuits. For equestrian enthusiasts, there is also hacking available along the adjacent bridleway next to the property.

Altogether, Stanford presents an appealing option for families, commuters, and those seeking a rural lifestyle with strong transport links and access to nature.

MATERIAL INFORMATION

TENURE: Freehold
 PROPERTY TYPE: Detached
 PROPERTY CONSTRUCTION: Brick
 NUMBER & TYPE OF ROOM/S: see attached floor plans.
 PARKING: Large parking area for cars and horseboxes
 FLOOD RISK: Zone 1
 TITLE NUMBER/S: K758721
 LOCAL AUTHORITY: Folkestone & Hythe District Council
 TAX BAND: C
 EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES & OUTGOINGS

HEATING: Oil
 SEWAGE: Septic Tank
 WATER SUPPLY: Mains
 ELECTRICITY SUPPLY: Mains
 OFCOM - Mobile & Broadband
 BROADBAND
 Download Mbps – also see useful website links.
 MOBILE COVERAGE
 Indoor - EE / Vodafone / O2 / Three - also see useful website links.
 Outdoor - EE / Vodafone / O2 / Three - also see useful website links.
 OUTBUILDING/S SERVICES:
 WATER SUPPLY: Mains from the house
 ELECTRICITY SUPPLY: Mains from the house
 PROPERTY TYPE: Detached Stables
 PROPERTY CONSTRUCTION: Timber Framed on concrete base

LAND & GROUNDS

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the



following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org <https://checker.ofcom.org.uk/en-gb/mobile-coverage> <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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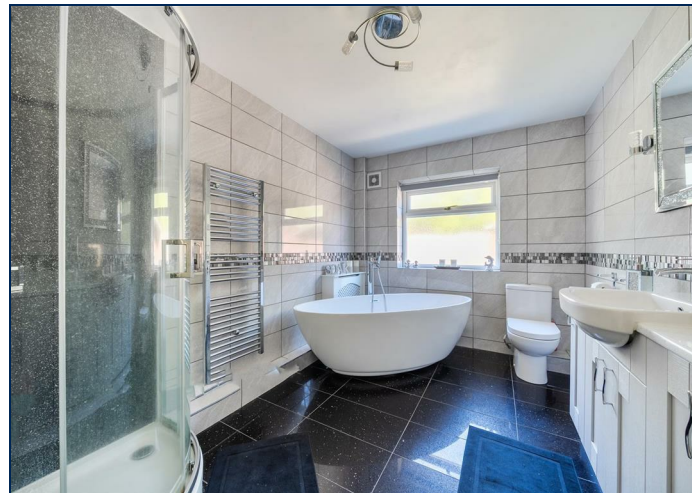
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4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

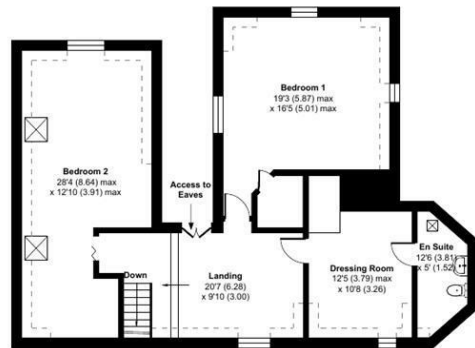
6. VAT: If applicable, the VAT position relating to the property may change without notice.

Guide price £1,100,000

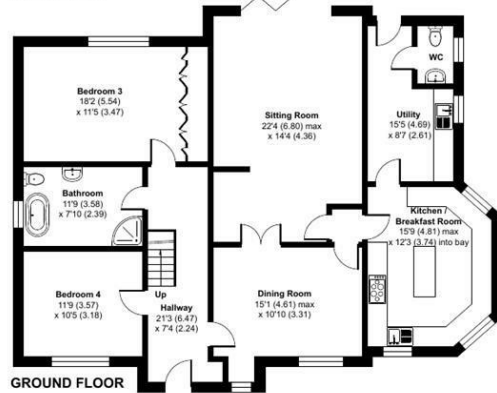




Approximate Area = 2368 sq ft / 219.9 sq m
 Limited Use Area(s) = 99 sq ft / 9.1 sq m
 Stables & Outbuildings = 1455 sq ft / 135.1 sq m
 Total = 3922 sq ft / 364.1 sq m
 For identification only - Not to scale

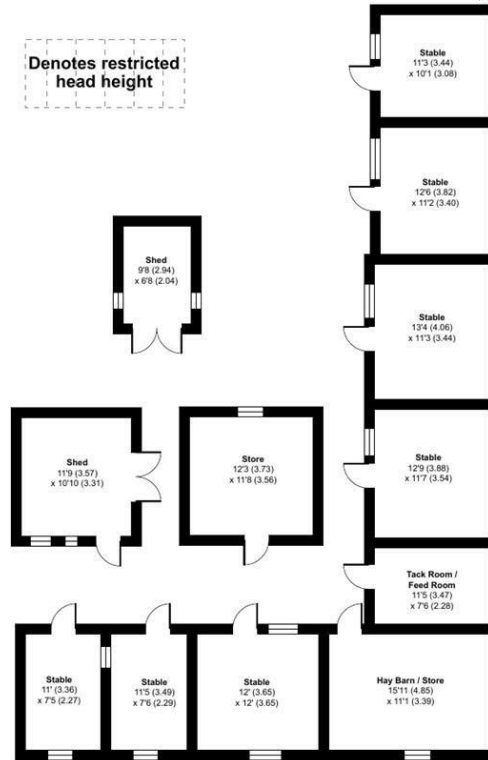


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		62	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1447855

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