



# 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, Lympe, 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 Lympe, 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

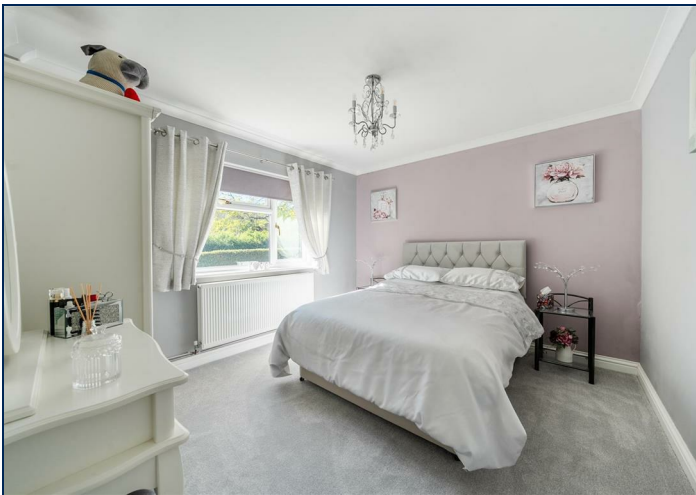
### LAND & GROUNDS

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](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) |  
[www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) -  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://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](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

**DISCLAIMER:** All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

#### **DISCLAIMERS**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the

property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.

2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.

3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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.

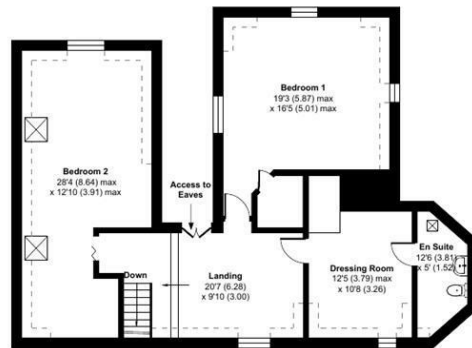
6. VAT: If applicable, the VAT position relating to the property may change without notice.

**Guide price £1,100,000**

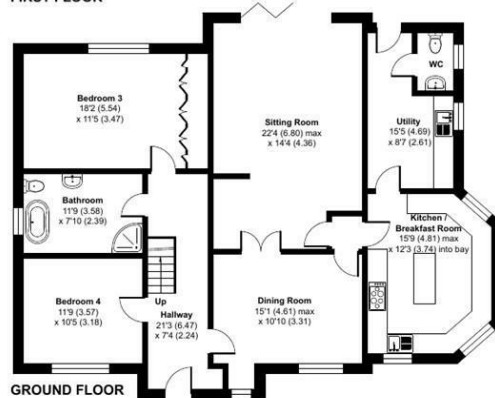




Approximate Area = 2368 sq ft / 219.9 sq m  
Limited Use Area(s) = 99 sq ft / 9.1 sq m  
Stables & Outbuildings = 1455 sq ft / 135.1 sq m  
Total = 3922 sq ft / 364.1 sq m  
For identification only - Not to scale

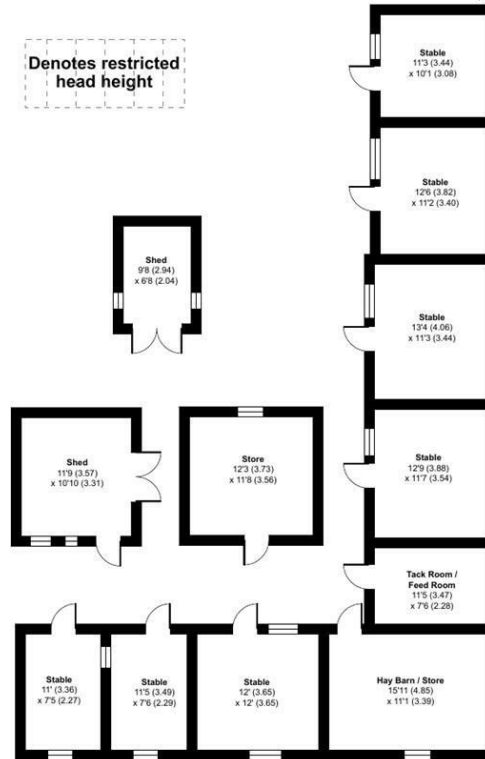


FIRST FLOOR



GROUND FLOOR

Denotes restricted  
head height



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

| 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 | 74        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and  
FARMS.co.uk



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)