



EQUUS

Country & Equestrian



SANDACRE

SANDACRE, West Hythe Road, West Hythe, Kent CT21 4NT



Country, Equestrian & Coastal ! A large detached family home set in 1.1 acres (*TBV) with stabling/outbuildings offering immaculate, totally refurbished 4/5 bedroom accommodation, with potential to adapt to include a ground floor annexe and enjoying a semi-rural location (AONB) near to the seafront towns of Hythe and Folkestone. The property is approached to the front from an in and out driveway with spacious parking for various cars/horsebox plus a double garage with side access 5 bar gates to garage side.

To the rear are glorious expansive grounds with children's play area and 2 large decked terraces overlooking views towards the Royal Military Canal and views up to Lympne Castle and St Stephens Church , along with direct access to country walks along the canal towpath,taking in views of Port Lympne Zoo and its surrounding Romney Marsh landscape.

For those with equestrian interests there is compact stable block plus hay barn with accompanying level pastureland which could be divided into paddocks.

The versatile layout of the interior extends to 2427 sq.ft. and includes: Ground Floor – Spacious, bright living room (surround sound music system,contemporary log burner & feature stained glass picture window of the Warren in Folkestone), Snug/Dining Room with French doors out to the decked terrace overlooking views of the grounds, luxury modern kitchen with integrated appliances, Zip hot water tap, steam oven, fan oven, dishwasher, microwave, fridge freezer, large pantry/larder, separate utility room with appliances, two Double bedrooms one with dressing room (could become ensuite shower room), the other bedroom is used as a study, modern family bathroom.

First Floor – Three double bedrooms (master with fitted wardrobes), Large modern shower room.

LOCATION & AREA AWARENESS

The property is located in the highly sought-after area of West Hythe, renowned for its scenic countryside walks, open green spaces and convenient access to nearby beaches.

Hythe town centre is just a short drive away and offers a bustling, vibrant High Street with a wide range of independent shops, boutiques, cafés, restaurants, doctors' surgeries and four supermarkets, including Waitrose. The town also benefits from an attractive and unspoilt seafront together with an excellent selection of sporting and leisure facilities, including the Hotel Imperial Leisure Centre, golf course, sailing, cricket, golf and lawn tennis clubs. A fortnightly farmers' market and a variety of local clubs and societies further add to the town's strong community feel.

Excellent transport links are available nearby via Westenhanger railway station, providing services to Ashford International, Folkestone and London, with high-speed rail connections from Ashford and Folkestone reaching London in just over an hour. The property also offers convenient access to the M20 motorway and the Channel Tunnel.

LAND & GARDENS

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached

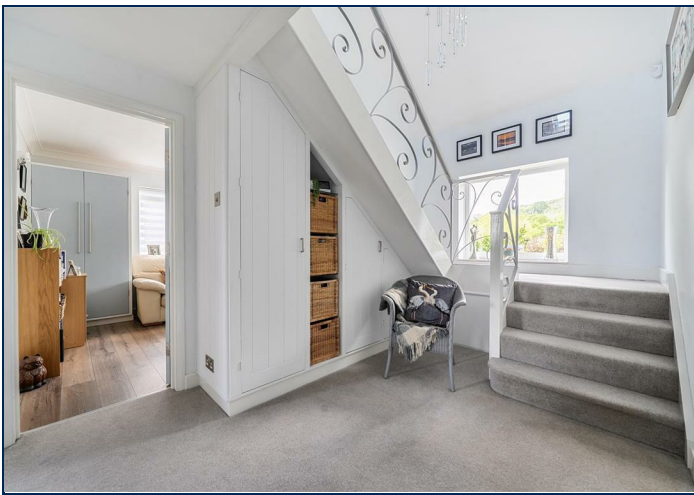
PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Large in and out driveway with parking for a number of vehicle

FLOOD RISK: Zone 1





TITLE NUMBER/S: K355792
LOCAL AUTHORITY: Folkestone & Hythe District Council
TAX BAND: G
EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>
SERVICES :
HEATING: Oil
SEWAGE: Klargester System fitted
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains
MUSIC SOUND SYSTEM : Kef surround system fitted in the lounge

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>

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VIEWING ARRANGEMENTS

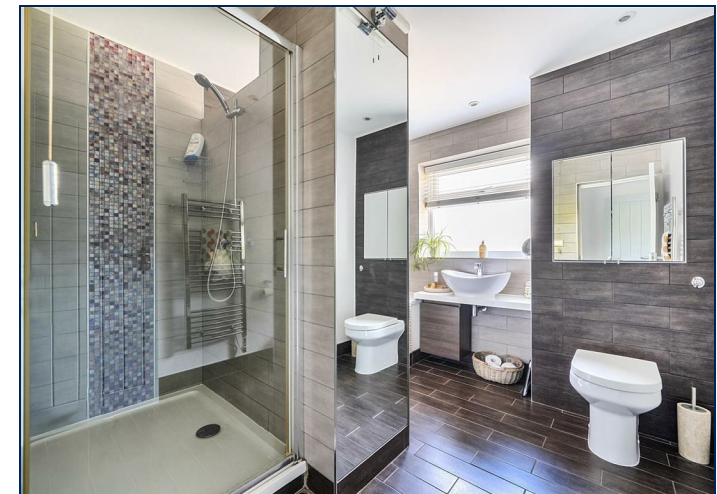
All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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Guide price £875,000

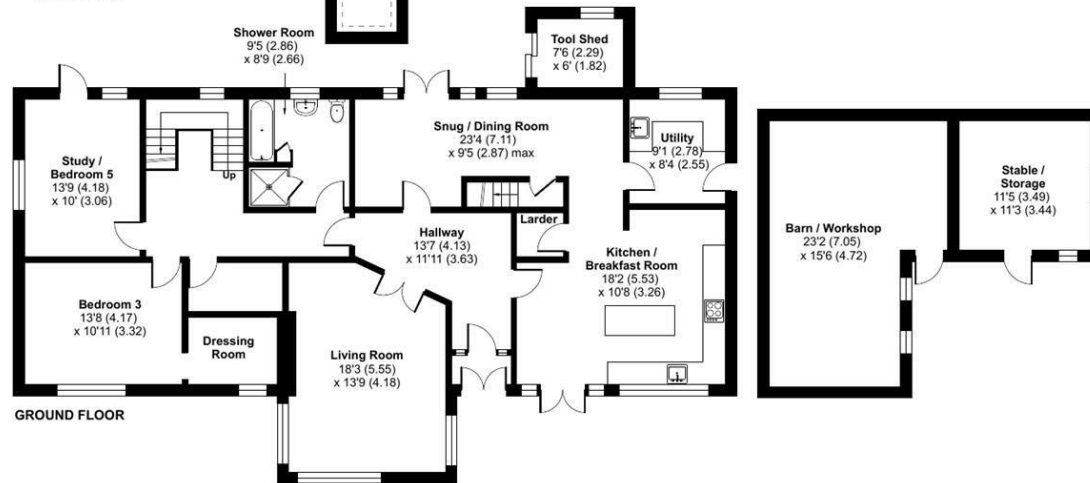


Approximate Area = 2417 sq ft / 224.5 sq m
 Limited Use Area(s) = 123 sq ft / 11.4 sq m
 Double Garage = 335 sq ft / 31.1 sq m
 Outbuildings = 484 sq ft / 44.9 sq m
 Total = 3359 sq ft / 311.9 sq m

For identification only - Not to scale

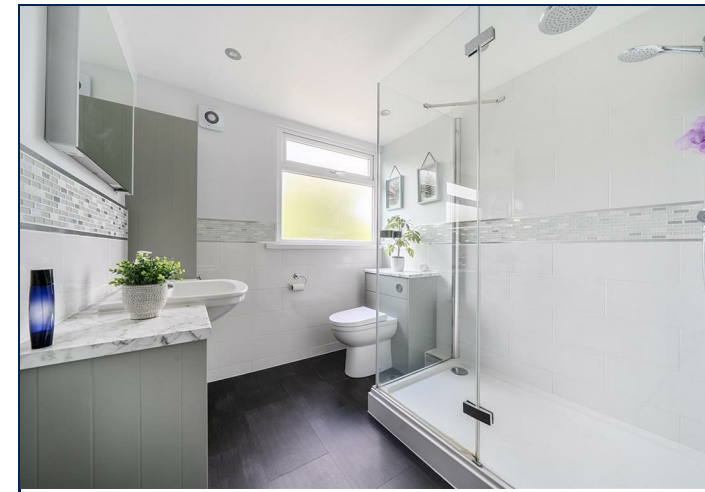


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



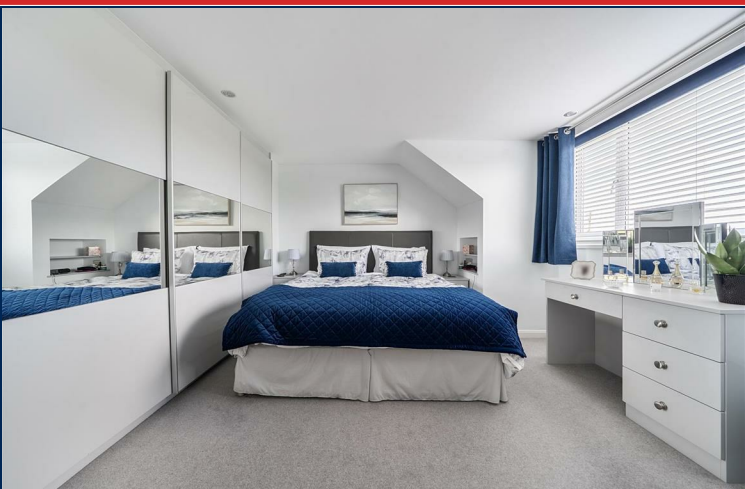
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Equus Property. REF: 1456204

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	

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

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