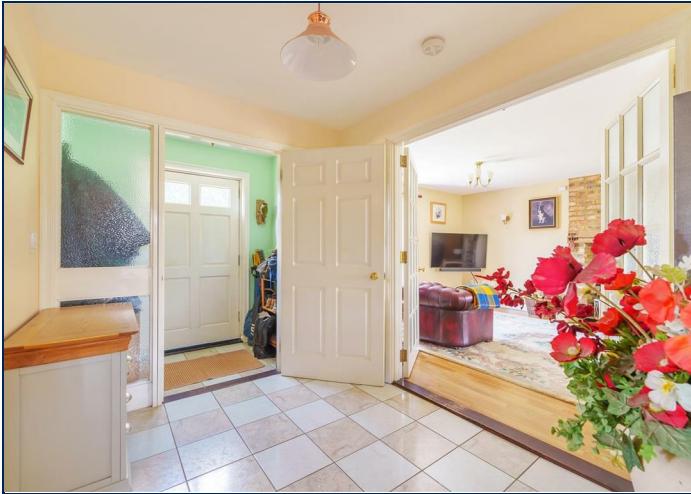




**EQUUS**  
*Country & Equestrian*



UPPER WESTHILL FARM



## UPPER WESTHILL FARM , Ewell Minnis, Nr Dover, Kent CT15 7DY

**UNDER OFFER - VILLAGE & COUNTRY** - A totally unique country property in a rural location comprising of a well presented detached 3-bedroom principal residence, detached former garage annexe with first floor bedroom.

The variety of accommodation options at the property offers versatile living for those with an extended family who want a rural lifestyle in the country but within easy reach of the local villages and towns.

There a large range of country walks you are spoilt for choice on the surrounding footpaths and country lanes on the Alkham Valley. NO CHAIN.

### SERVICES & OUTGOINGS

TENURE: Freehold

TITLE NUMBER : K18370

PROPERTY TYPE : Detached Potten house

FLOOD PLANE : Zone 1

LOCAL AUTHORITY: Dover District Council

TAX BAND: Band F:

SERVICES: Mains drainage,water meter for the whole oil central heating new 2021,calor gas for cooking.Wrens Nest -(Garage Annexe) New Heating 2023.

EPC RATING: Main House - D Certificate No - 4337-2423-1200-0245-2226 .

Agents Note : - There is a public footpath which runs across the rear garden of the main house.



### LOCATION & AREA AWARENESS

The property is located in the rural secluded hamlet of Ewell Minnis on the borders of Alkham village, nestled on the edge of the Kent Downs in an Area of Outstanding Natural Beauty. Located near Folkestone and the Port of Dover and minutes from local facilities and good commuting routes. There is a primary school at River approximately 5 miles in distance. In addition there are a wide selection of state primary, upper and independent schools within the vicinity. The property provides good road access to the M20 via A20 or A260 & the A2/M2.Dover and Folkestone are within 5 miles distance, Ashford is approximately 20 miles, Canterbury is approximately 14 miles. Dover Priory Rail station is approximately 6 miles distance. Folkestone Channel Tunnel Rail Link is approximately 9 miles distance (via A260) connecting with Ashford International Station and links to London and Europe.

### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent - CELIA RANSLEY

Equus Country & Equestrian, South East/South West  
T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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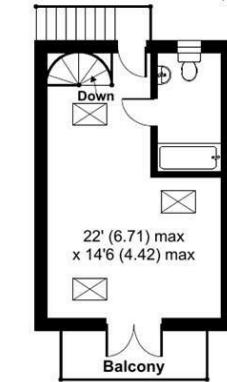
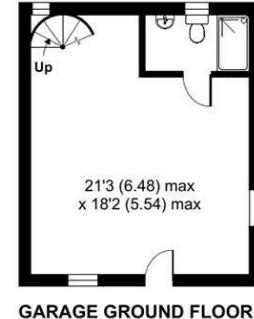
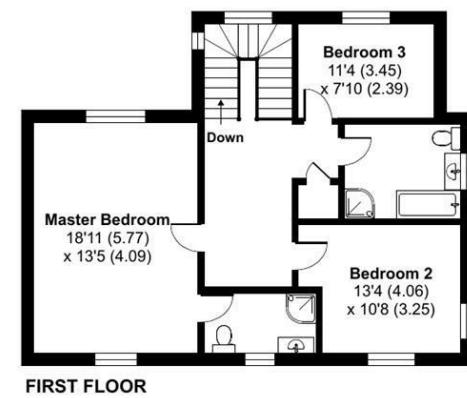
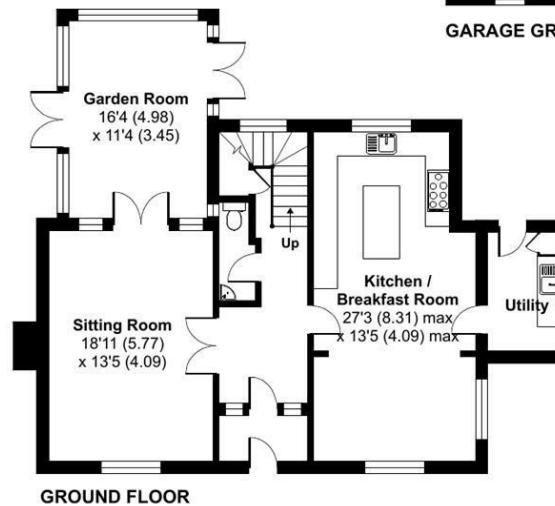
### HELPFUL WEBSITES

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)

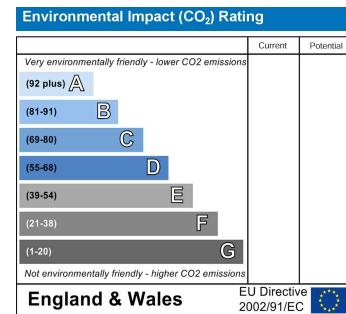
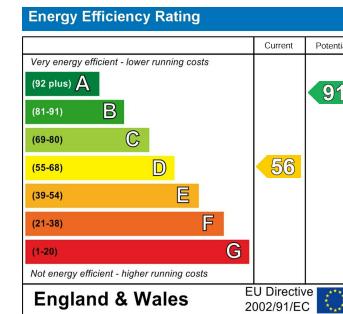


**Guide price £925,000**



Main House = 1950 sq ft / 181.2 sq m  
 Garage / Games Room = 709 sq ft / 65.8 sq m  
 Total = 2659 sq ft / 247 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchecom 2023. Produced for Equus Property. REF: 1015696

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