



Knoll Hill House, Aldington, Kent

For the finer things in property.



Knoll Hill House

Knoll Hill, Aldington, Kent TN25 7BZ

Glorious residential estate with breathtaking views - a wildlife haven

M20 (Junction 11) 6.5 miles, Ashford International 7.6 miles (London St Pancras from 36 minutes), Eurotunnel 11 miles, Port of Dover 18 miles, Canterbury 19.5 miles Lydd International Airport 12 miles

Knoll Hill House: Entrance hall | Drawing room | Dining room | Garden room | Study | Kitchen/breakfast room | 2 Larders | Utility | Cloakroom | Principal bedroom with dressing room and en suite bathroom | 4 Further bedrooms (1 en suite) | Family bathroom | Attic | 3 Balconies
EPC rating D

The Cottage: Dance studio/gym | Kitchen | Steam room/bathroom | Open plan kitchen/sitting/dining room | Bedroom | Shower room
EPC rating A

The Timber Cottage: Open plan sitting area/kitchenette | Galleried bedroom | Shower room
EPC rating B

Barn | Stables | Garden | Orchard | Paddocks
Woodland

About 20.62 acres

Knoll Hill House

Knoll Hill House sits in a breathtaking position at the top of the escarpment above the Romney Marsh which affords the most sensational far-reaching views, looking across the marsh to the coast and the sea in the distance.

Built in 1910 the house has much charm, providing a comfortable and spacious space in which to live and entertain against this stunning

backdrop. The principal house is arranged with the reception rooms across the back of the house where the bay windows capture the views from the dining, drawing and garden rooms.

The kitchen is a welcoming room arranged around an island and Aga. There is plenty of room for a good-sized table and French doors open to the terrace and the gardens beyond.

Stairs rise past a tall window to the first floor where there are five bedrooms, four of which face the Romney Marsh and the spectacular views. The principal bedroom has a dressing room with French doors opening to a balcony and a generous, well-appointed en suite bathroom. Two of the other bedrooms enjoy access to a balcony on the eastern corner of the house.

The Cottage

Recently constructed, The Cottage is a stunning contemporary space. Designed to accommodate a superb dance studio, the space is very flexible, having a handmade kitchen to one side. Bi-fold doors open across two walls and a bathroom with a steam room adjoins the studio/gym.

On the first floor an open-plan kitchen/sitting/dining room has a vaulted ceiling and tall windows overlooking a pond and the gardens. There is a further beautifully fitted shower room and a bedroom with doors opening to a Juliet balcony. The accommodation provides a wonderful guest suite, which has been finished to an exceptional quality.

The Timber Cottage

This charming and whimsical building is full of delights, where carved woodland creatures keep watch and fairy doors are accommodated.

The ground floor provides a cosy living space with a wood-burner, exposed brick and panelled walls, a kitchenette to one side together with a shower room. Amongst the eaves nestles a cosy galleried bedroom.



















Outside

Knoll Hill House is approached through a pair of double gates which open to the long drive that leads to the house. The main feature of this sensational environment is the mesmerising view, but the grounds are equally special. They are a beautiful balance of the formal and the relaxed with a view to embracing nature and the wildlife that flourishes in and around. The buildings and stabling with their adjoining paddocks provide an opportunity to keep livestock and to embrace this lifestyle.

In front of the property a wildflower meadow is a haven for insect and bird life. Closer to the house, formal flowerbeds provide structure alongside the swimming pool and a large terrace, a superb place to enjoy and entertain. "The Woodland Hut", set down a little way from the nature pond, is a magical nook in which to relax, whilst a summer house on the lawn looks directly across the expansive view.

The majority of the land provides paddocks, edged with a swathe of native woodland which is currently managed by The Woodland Trust to enhance the habitat.

Location

The property is situated on the outskirts of the desirable village of Aldington, to the south-east of Ashford, surrounded by rolling countryside and offering numerous outdoor pursuits. Amenities include a post office, butchers, bakers, public house and primary school. The village hall sits adjacent to the green and there are tennis, football and cricket clubs.

Nearby Ashford has a good range of shops for day-to-day needs as well as some excellent out of town shopping at the McArthur Glen Outlet.

Transport links in the area are excellent, with the M20 a short drive away and offering convenient road connections. Ashford International provides High Speed rail services to London St Pancras (from 36 minutes). The area has good access to the Continent.

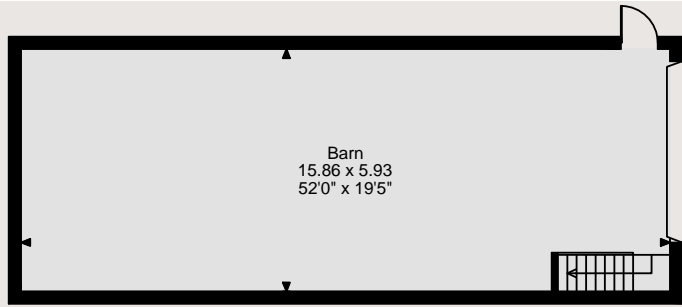
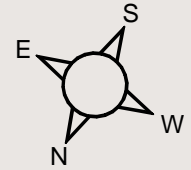




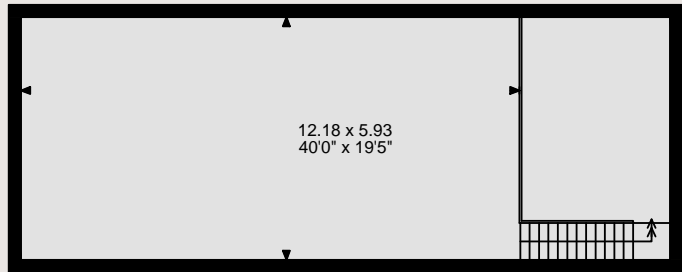




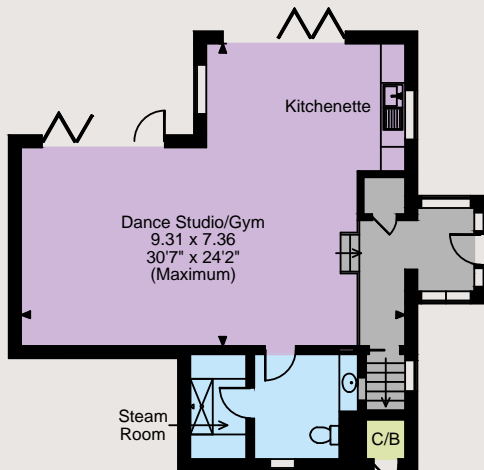
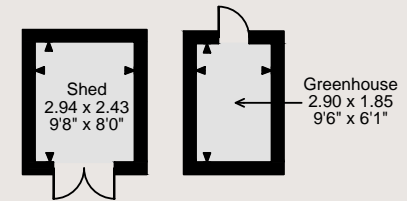
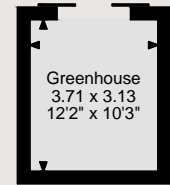
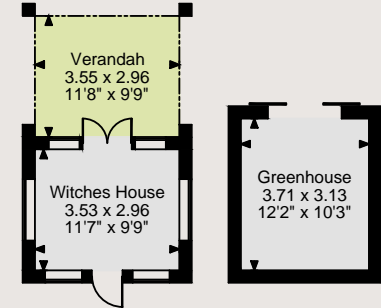
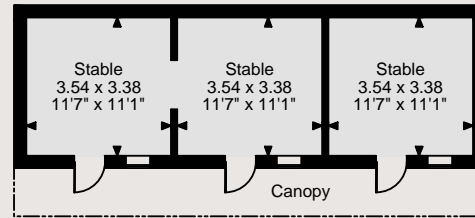
Knoll Hill House, Knoll Hill, Ashford, Kent
 The Timber Cottage internal area 516 sq ft (48 sq m)
 Outbuildings internal area 1,148 sq ft (107 sq m)
 The Cottage internal area 1,563 sq ft (145 sq m)
 Lean To external area = 83 sq ft (8 sq m)
 Total internal area 5,029 sq ft (467 sq m)
 Quoted Area Excludes External C/B & Boiler C/B'
 For identification purposes only.



Barn Ground Floor



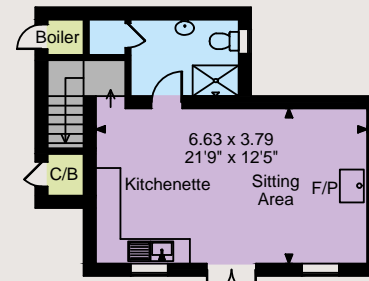
Barn First Floor



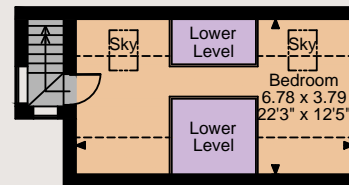
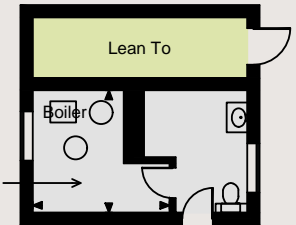
The Cottage Ground Floor



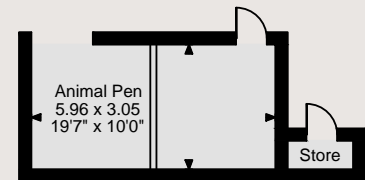
The Cottage First Floor



The Timber Cottage Ground Floor



The Timber Cottage First Floor

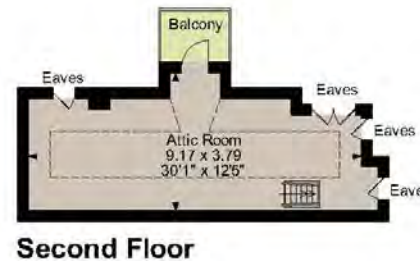
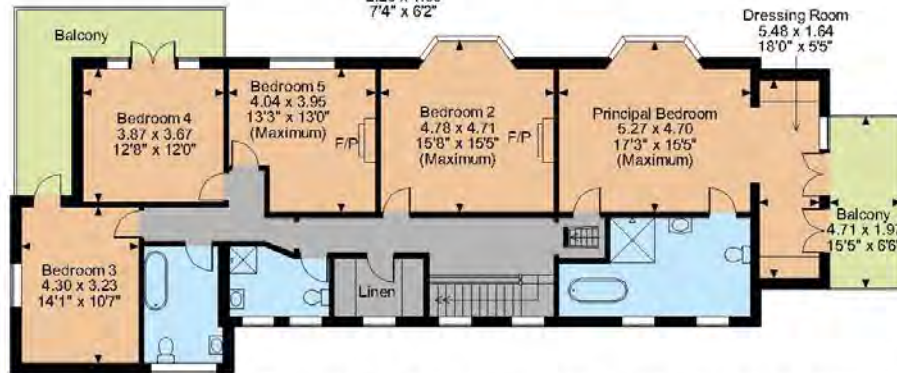
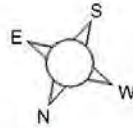


The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8589876/SS

Knoll Hill House, Knoll Hill, Ashford, Kent
 Main House internal area 3,576 sq ft (332 sq m)
 Swimming Pool internal area 1,268 sq ft (118 sq m)
 Balcony external area = 275 sq ft (25 sq m)
 Total internal area 4,844 sq ft (450 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8589876/SS

Directions

From M20 (Junction 10a): Exit towards Hastings (A2070) and take the second exit towards Sellindge (A20). Continue on the A20 and move into the right lane on approaching traffic lights at the junction with the B2067 (signposted Lympe). Turn right into Otterpool Lane and continue to the next junction. Turn right onto Aldington Road (which becomes Knoll Hill) and continue for approximately 2.4 miles. The entrance gates to the property will be found on the left-hand side.

General

Local Authority: Ashford Borough Council

Services: Mains water and electricity. We understand that the private drainage system is compliant with the regulations. Oil fired central heating.

Council Tax:

Knoll Hill House - Band G

The Cottage - Band F

Planning: Prospective purchasers should make their own enquiries of Ashford Borough Council.

Tenure: Freehold

Guide Price: £2,650,000

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com

struttandparker.com



Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited