



Falconhurst

Knoll Hill, Aldington, Kent

An individual home designed to take full advantage of its magnificent, elevated setting with views to the coast

A unique detached house with south-facing gardens and a stunning elevated outlook across beautiful Kent Downs countryside and towards Romney Marsh. The property lies within easy reach of bustling and well-connected Ashford, while also enjoying easy access to the Kent coast and the vibrant seaside town of Folkestone.



**3 RECEPTION
ROOMS &
OFFICE**



4 BEDROOMS



**3 BATHROOMS
& CLOAKROOM**



**GARAGING &
STABLES**



**PADDOCKS/
10.4 ACRES**



FREEHOLD



**RURAL/
VILLAGE**



2,942 SQ FT



**GUIDE PRICE
£1,250,000**

The property

Enjoying a high degree of privacy, Falconhurst is a superbly positioned house, the retro style of which employs large picture windows, glazed doors and balconies to maximise enjoyment of its location and stunning views.

Falconhurst's discreet appearance on arrival conceals nearly 3,000 sq ft of light and airy accommodation arranged over three floors. With its unique styling and layout, the property features spacious reception rooms and four double bedrooms, with much of the living space oriented towards the rear of the house to take advantage of those breathtaking views.

Entered on the mid-level between the ground and first floors, the light-filled hallway features full-height windows and a wooden floating staircase connecting the upper and lower levels. There is a music room, a home office and one double bedroom on the mid-level, with the bedroom being ideal for guests with its en suite bathroom.

Stairs descend to a formal dining room and a generous sitting room, both of which have full-height windows and sliding glass doors opening to the terrace areas to the side and rear. Adjoining the dining room, the double aspect kitchen has fitted wall and floor units and an Aga. A utility, cloakroom and boot room provide useful spaces and access to the garden.

The bright and spacious first floor comprises three double bedrooms, the principal being en suite, and each enjoying magnificent views across the Kent Downs towards Romney Marsh and the coast. Full-height windows and sliding doors from the bedrooms open onto a sunny south-facing balcony, providing a space to relax and take in the scenery. The first floor also includes a family bathroom.









Outside

Falconhurst is set in extensive grounds of about 10.4 acres, comprising about 1.8 acres of formal and informal gardens with the remainder split between pasture and woodland to the rear.

The driveway winds through a small, wooded area before arriving at the house, providing parking for several vehicles and access to the integrated single and double garage.

The garden, mostly at the rear of the property, enjoys fine views and a sunny south-facing aspect (protected from the North wind) and an area of well-maintained lawn. There is a paved terrace across the back of the house, which is partially shaded by the balcony above. It provides space for al fresco dining, as well as taking in the pretty countryside and coastal views. A further patio area at the side offers additional space for peaceful reflection and relaxation.

About 3.6 acres of pasture surround the gardens providing privacy and could be used in conjunction

with the timber-built stables which are arranged around a concrete yard for horses or other livestock. Beyond are about 5.1 acres of woodland.

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 offers High-Speed rail services to London St Pancras (from 36 minutes). The area also provides easy access to the Continent via Eurotunnel and the Port of Dover.



Distances

- Aldington 1.4 mile
- Hythe 6 miles
- Ashford International 8.4 miles
- Eurotunnel Terminal 8.5 miles
- Folkestone 10.3 miles
- Port of Dover 17.9 miles
- Canterbury 18.7 miles
- Central London 67.2 miles

Nearby Stations

- Westenhanger 3.3 miles
- Ashford International (London St Pancras from 36 minutes)

Key Locations

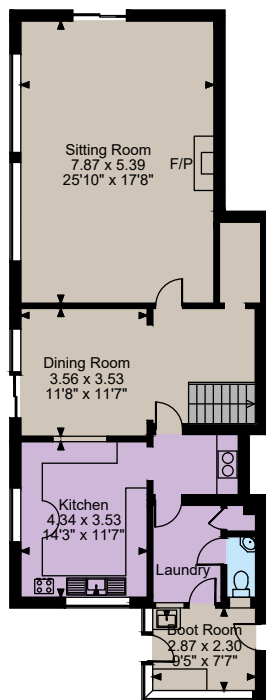
- Port Lympne Reserve
- Saltwood Castle
- Hythe Beach
- St Leonard's Church
- Dover Castle
- Westenhanger Castle

Nearby Schools

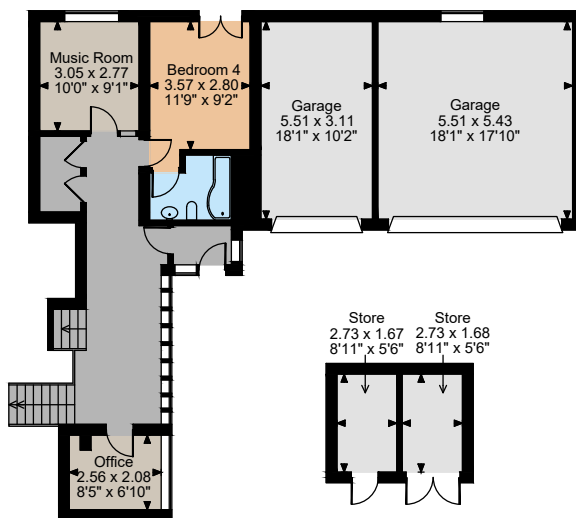
- Aldington Primary School
- Various local village schools
- Ashford School
- Earlscliffe
- Highworth Grammar School
- The Norton Knatchbull School



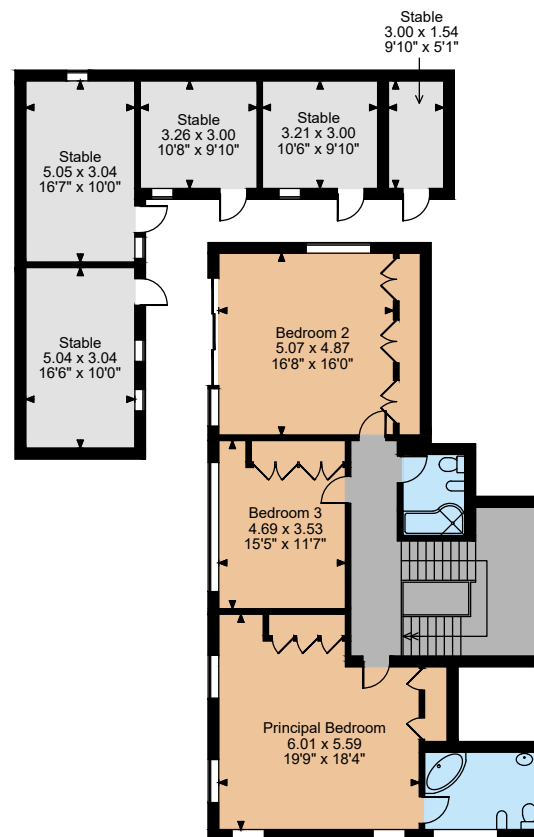
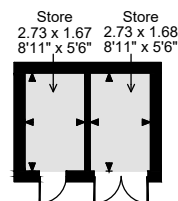




Ground Floor



Mezzanine



First Floor

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

Main House internal area 2,942 sq ft (273 sq m)
Garage internal area 515 sq ft (48 sq m)
Stables/Stores internal area 716 sq ft (67 sq m)
Total internal area 4,173 sq ft (388 sq m)
For identification purposes only.

Directions

TN25 7BZ

what3words: ///regularly.pianists.corrode - brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: Mains water and electricity. Private septic tank drainage, which we understand complies with the relevant regulations. Oil heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

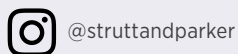
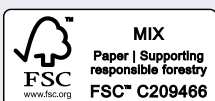
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