



Knoll Hill House, Aldington, Kent

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# 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.









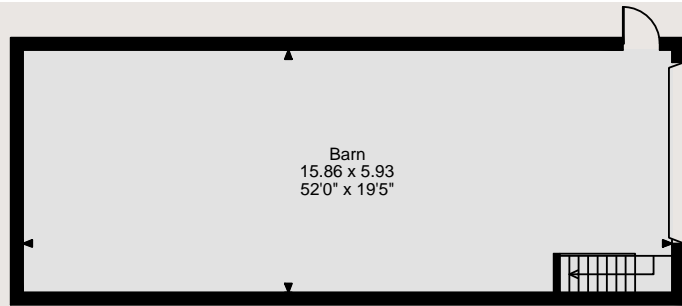




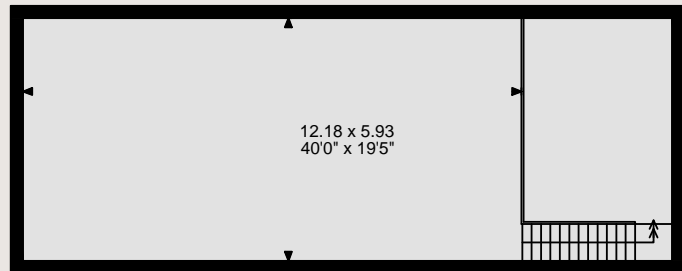






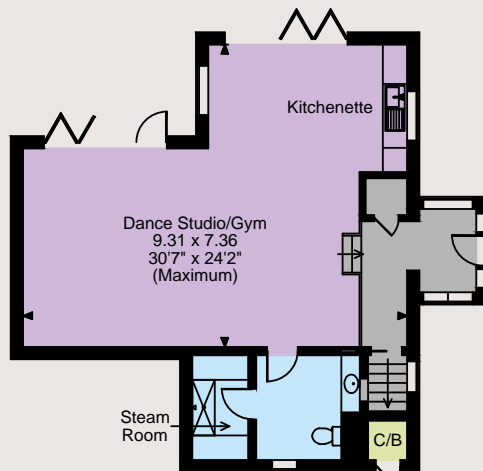
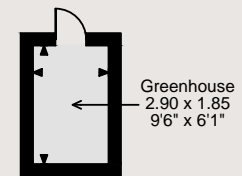
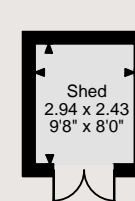
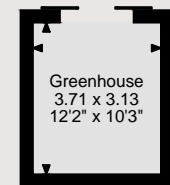
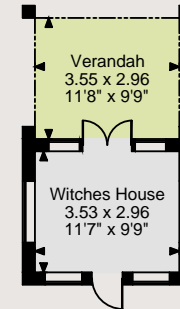
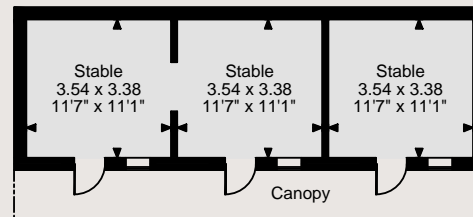
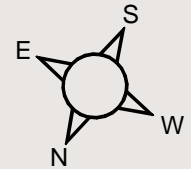


**Barn Ground Floor**

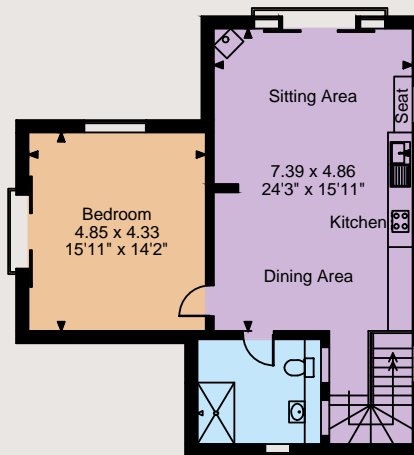


**Barn First Floor**

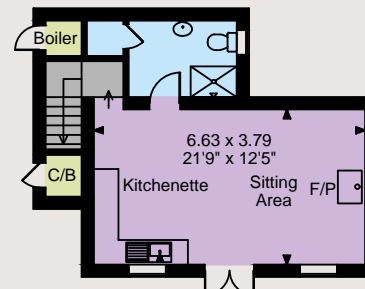
Knoll Hill House, Knoll Hill, Ashford, Kent  
 The Timber Cottage internal area 516 sq ft (48 sq m)  
 Outbuildings internal area 1,148 sq ft (107 sq m)  
 The Cottage internal area 1,563 sq ft (145 sq m)  
 Lean To external area = 83 sq ft (8 sq m)  
 Total internal area 5,029 sq ft (467 sq m)  
 Quoted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



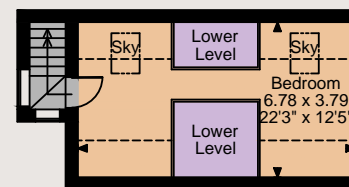
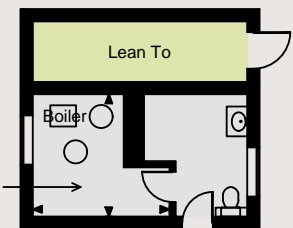
**The Cottage Ground Floor**



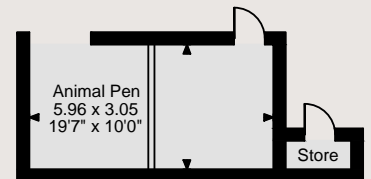
**The Cottage First Floor**



**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

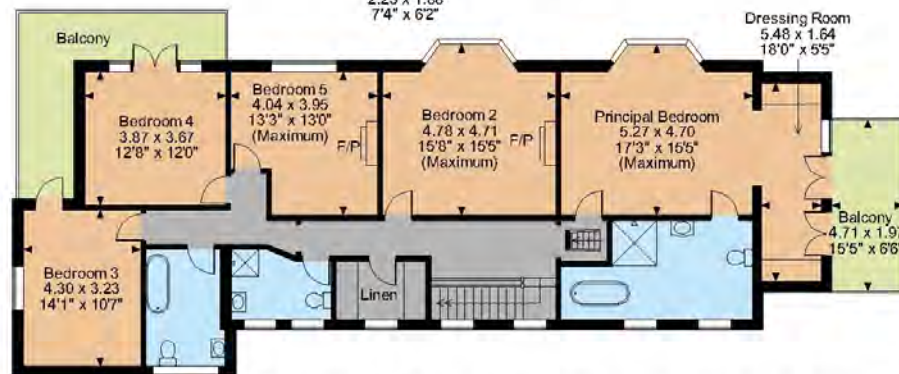
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Knoll Hill House, Knoll Hill, Ashford, Kent  
 Main House internal area 3,576 sq ft (332 sq m)  
 Swimming Pool internal area 1,268 sq ft (118 sq m)  
 Balcony external area = 275 sq ft (25 sq m)  
 Total internal area 4,844 sq ft (450 sq m)  
 For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



**Ground Floor**

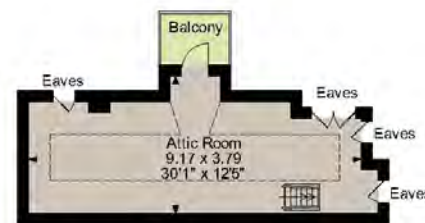


**First Floor**

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

□ □ □ Denotes restricted head height

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**Second Floor**

## 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.

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

**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:** £2,400,000

## Canterbury

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

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