



Woodville Hall, London Road, Temple Ewell, Kent

STRUTT & PARKER
BNP PARIBAS GROUP 

Woodville Hall

London Road, Temple Ewell, Kent CT16 3DJ

A handsome and historic listed country house set in beautiful wooded grounds, with a very fine suite of formal and informal entertaining rooms

A2 1 mile, Dover Priory 3 miles, Canterbury 13 miles, Ashford International 23 miles

Reception hall | Drawing room | Sitting room
Dining room | Kitchen | Study | 2 Offices
Ground floor shower room | 7 Bedrooms (2 en-suite) | Family bathroom | Separate WC
Hobby room | Studio | 2 Store rooms | Basement rooms: Laundry room | Pantry | Wine store
Cycle workshop | Cinema room | Exercise room
Store room | Workshop | Gardener's kitchen
Gardens | 4 Bay cart barn garage | EPC rating F
About 12 acres

Historical note

Woodville Hall is listed Grade II and was built in the early 1840s for the Reverend Ellice. The property has stood as one of the most prominent homes in the area for nearly 200 years. For many years it was owned by Henry Coleman, a well-respected local surgeon. It was during his ownership that Edward Elgar, whose family originated from Dover, stayed at the property and whilst there is reputed to have written his famous "Enigma Variations".

In 1921 the house was sold to the Hollis family. During their ownership, Mr Hollis purchased the aero-engined racing car Chitty 2 from the estate of Count Zoborowski. This became the inspiration for the famous Ian Fleming children's book "Chitty Chitty Bang Bang".

The property

Arranged around a magnificent hallway with a sweeping cantilevered staircase are the

property's stunning reception rooms, comprising a drawing, dining and sitting room of beautiful proportions. The kitchen is fitted with hand painted units and is situated to the rear of the house along with further excellent ancillary accommodation in the form of a study, and two offices. The substantial basement provides storage, games rooms, laundry and wine stores as well as a gardener's kitchen.

Off a landing, lit by a glazed cupola, there are five principal bedrooms, all with original shutters. The principal bedroom sits to the front, adjacent to the family bathroom and there is an en suite guest bedroom. The remaining bedrooms are served by two further bathrooms and a superb second floor provides two further bedrooms, two studios and ample storage.

Outside

Woodville Hall is set in magnificent arboretum style grounds, with superb specimen trees, varieties of deciduous native trees and conifers of magnificent proportions, giving complete privacy and seclusion to the rear garden. The house is approached via a sweeping in and out drive way and there is a garage block which comprises of a four bay cart barn.

Location

Woodville Hall is situated in a rural area at the foot of the Downs on the outskirts of the village of Temple Ewell, The surrounding area is designated either as an SLA and/or as an SSI and an AONB.

The property is approximately 13 miles from Canterbury's schools, shops and array of further amenities. Locally there are superstores at Whitfield (about 2 miles), and shops in Temple Ewell and River. There are good schools locally, both in the independent and state sectors.

The A2 and A20/M20 are easily accessed and the High Speed service to London St Pancras runs from Dover Priory and Ashford International, with journey times from 66 and 36 minutes respectively.













Directions

From Canterbury: Leave on the A2 towards Dover. After about 10 miles, leave the A2 at the second set of traffic lights (signposted Lydden). Continue through Lydden village towards Temple Ewell. The road bears very sharply to the left under "Skew Bridge". About 100m along, turn left into the drive of Woodville Hall, which can be identified by two obelisk-style stone pillars.

General

Guide Price: £1,895,000

Local Authority: Dover District Council

Services: Woodville Hall has mains electricity, water and drainage; oil-fired central heating and hot water

Tenure: Freehold

Council Tax: Band H

Canterbury

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

01227 473700

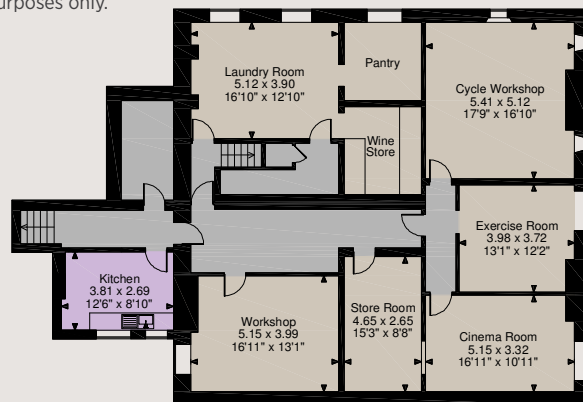
canterbury@struttandparker.com
struttandparker.com

[@struttandparker](https://www.instagram.com/struttandparker)

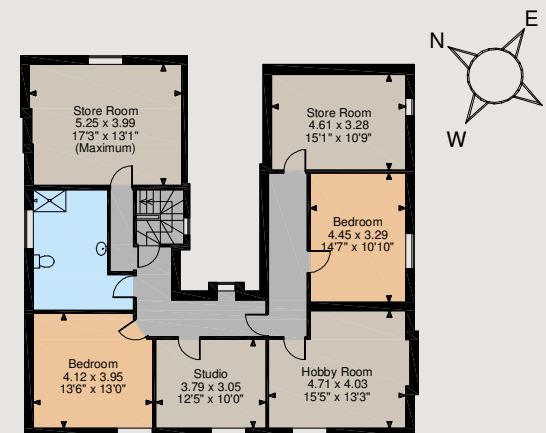
[f/struttandparker](https://www.facebook.com/struttandparker)

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

Woodville Hall London Road, Temple Ewell
Main House internal area 8,624 sq ft (801 sq m)
External WC internal area 16 sq ft (2 sq m)
For identification purposes only.



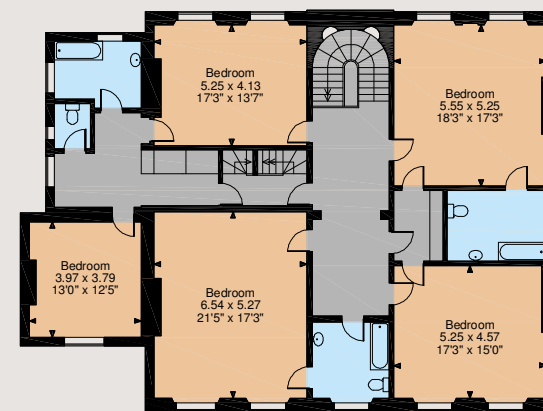
Basement/ Cellars



Second Floor



Ground Floor



First Floor

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 2022. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited