

PHILLIPS & STUBBS



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COUNTRY



Knock House is a fine detached Grade II listed Kentish farmhouse with medieval origins, presenting mellow brick elevations, partly tile hung and part weather board clad, under a peg tiled roof. Interior features include exposed massive timber framing, two inglenook fireplaces, carved oak doors, vaulted ceilings and brick floors. The property has been the subject of a substantial and sympathetic refurbishment programme. The accommodation is arranged over three levels, as shown on the floor plan and the rooms enjoy good head height.

An old oak door opens into an entrance hall with a brick and stone floor and exposed timber framing. The triple aspect drawing room, which enjoys far-reaching rural views, has a part vaulted ceiling with exposed timbers, a large inglenook fireplace and a heavily carved Gothic style leaded light glazed screen with archway leading to the dining room where there is a flagstone floor, door to garden and large inglenook fireplace with copper canopy. Oak studded doors open into a snug with exposed beams, linenfold panelling and a large sash window to the rear looking across rolling countryside.

The double aspect kitchen/breakfast room is fitted with a range of bespoke cabinets comprising base cupboards, drawers and open display shelving beneath woodblock work surfaces with a stainless steel double drawer dishwasher, freestanding range cooker and glazed double bowl sink.

From the inner hall, which has an old brick floor, an oak door and brick steps lead down to a cellar with two leaded light windows to the side and brick wine stores. The hall opens out to a utility room/boot room with a tiled floor, a range of cupboards with an oak worktop over, butler sink, plumbing for washing machine and a door to a walk-in pantry. Door to rear hallway with a tiled floor and an oak door to outside. Also on the ground floor is a cloakroom fitted with white suite comprising w.c, pedestal mounted wash basin and space and plumbing for a washing machine and tumble dryer.

The staircase leads to the first floor with a split-level landing providing access to the bedroom accommodation. The dual aspect master bedroom has a part vaulted ceiling, countryside views and an en-suite shower room. The dual aspect guest bedroom is a spacious room benefiting from a large en-suite shower room. There are three further bedrooms on the first floor, all of a good size, which share a family bath/shower room. A turned oak staircase with exposed wall and ceiling beams leads to small second floor landing with doors to a large walk-in eaves storage space and bedroom six with a leaded light window enjoying views to the front.

Outside: The Annexe and garage building believed to have been constructed in the 1920s using timbers reclaimed from a barn and has a wealth of character. The entrance door leads into a utility space with stairs to the main accommodation, comprising a dual aspect sitting room with beams, a fitted kitchen/breakfast room and double bedroom both with views, together with a bath/shower room. Beneath is a double garage with separate parking to the front.

The property is approached from the lane via an electronic five bar gate, set into a fully hedge and fence enclosed boundary, giving access to extensive forecourt for ample parking. To the side of the main house is The Wool Store, a detached brick built two storey outbuilding, which subject to consent could be used as ancillary accommodation/office space. Very much a particular feature are the delightful gardens which surround the house being set down to lawn with fruit trees, fig trees, burgeoning borders and mixed beds planted with euphorbia, lavender, salvia, alliums, roses, hollyhocks, hydrangeas etc as well as meandering brick and cobbled walkways and paved terraces from where there are views across the Kentish countryside towards the coast and Kent Downs. To one end is a productive kitchen garden with compost bins and a lean-to greenhouse. A further detached timber outbuilding, which can be used as loose box/store/garage, has a separate access from the lane to an area for further parking with gates leading to the fenced paddock and the all-weather tennis court (in need of resurfacing).

Guide price: £1,650,000 Freehold

Knock House, Knock Hill, Stone in Oxney, Tenterden, Kent TN30 7JX



A fine Grade II Listed period farmhouse occupying an elevated position with far reaching, widespread rural views, together with a detached annexe, useful outbuildings and about 1.5 acres of mature gardens and grounds.

Appledore mainline railway station is just 3.3 miles with trains to London St. Pancras (via Ashford High Speed service) in just 57 minutes.

- Entrance hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room • Inner hall • Utility room
- Cloakroom • Cellar • Landing • 6 Bedrooms • 2 Shower rooms (en suite) • Family bath/shower room
- The Annexe: Sitting room, kitchen, utility room, double bedroom and bathroom
- Two storey Wool Store brick outbuilding • Loose box/store • Double garage • Ample parking
- Delightful gardens • Fenced paddock • In all about 1.5 acres



Directions: From Rye, take the A268 road heading in a northerly direction and immediately upon leaving the town just over the railway bridge turn right into Military Road sign posted Appledore. Continue along this road for approximately 3 miles following the canal on your right, over a bridge and continue along the road. You will see a large domed green agricultural building on your left and after a short distance past this building turn left over a bridge into a narrow lane (Knock Hill). Proceed up the hill and the entrance to Knock House will be seen on your right.

Services: Mains water and electricity. Oil central heating. Private drainage
Council Tax Band: Main house 'G' & The Annexe 'A'
Local Authority: Ashford Borough Council

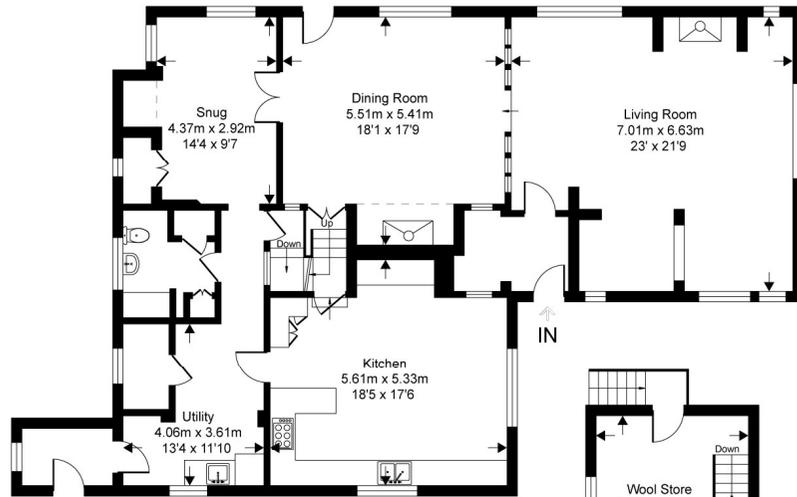
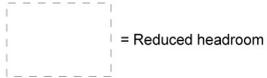
Knock House

Approximate Gross Internal Area = 368.4 sq m / 3966 sq ft (excludes restricted head height)

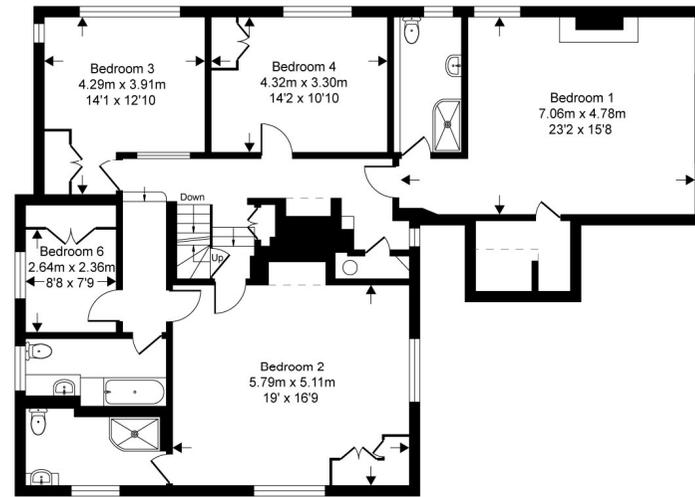
Annexe = 46.9 sq m / 505 sq ft (excludes garage)

Outbuildings = 65.4 sq m / 705 sq ft

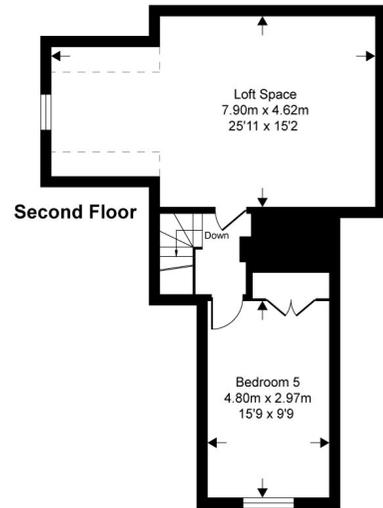
Total = 480.8 sq m / 5176 sq ft



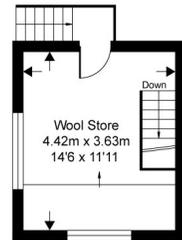
Ground Floor



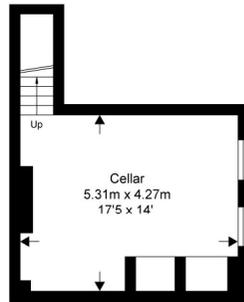
First Floor



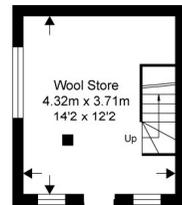
Second Floor



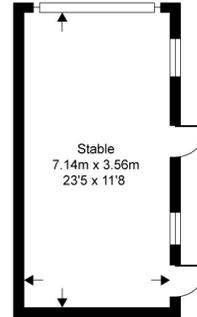
Outbuilding First Floor



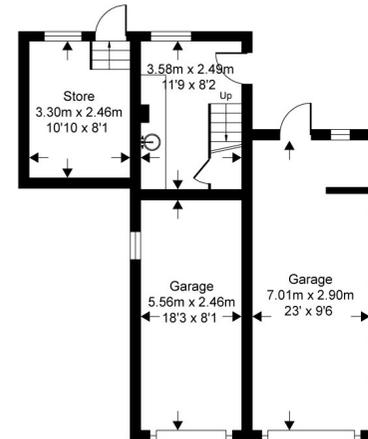
Lower Ground Floor



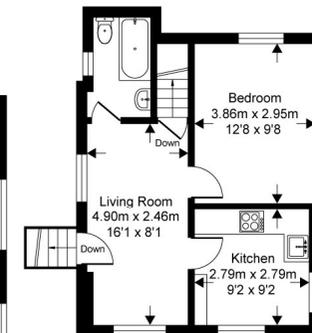
Outbuilding Ground Floor



Outbuilding 1



Garage 1/2 / Annexe Ground Floor



Annexe First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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