

Dover Branch:  
T: 01304 206666

Deal Branch:  
T: 01304 365454

Folkestone Branch:  
T: 01303 210777



Herne Bay Branch:  
T: 01227 360226

Thanet Branch:  
T: 01843 210111

Out of hours:  
T: 07970 059561

# Asking price of £1,380,000

## Rolls House, Kingsdown Hill, Kingsdown, CT14



- Substantial Detached Edwardian Family Home
- Completed in 1910
- Five Large Double Bedrooms Plus One Small Double
- Five Bathrooms (Three En Suites & Two Family Bathrooms)
- Dual Aspect Bespoke Neptune Kitchen/Living/Dining Room
- Sitting Room with High Ceilings & Open Fireplace
- Separate Study/Family Room & Ground Floor Cloakroom
- Second Floor Forms Principal Suite with Dressing Room & Bathr
- Large Enclosed Garden with Garden Room/Studio

A distinguished Edwardian residence with a rich heritage, fine views, and thoughtfully modernised interiors - Rolls House offers a rare opportunity to own an elegant home in the picturesque village of Kingsdown

Commissioned in 1909 by Henry Horn Patey and completed in 1910, Rolls House was later owned by a brewing family and reputedly hosted society figures such as Ian Fleming and Noel Coward. Originally named Blencathra, it was renamed to reflect the

local Rolls Royce heritage.

The property has beautiful views overlooking the countryside and Walmer & Kingsdown Golf Course, designed by James Braid in 1909, and enjoys distant sea views from the principal suite. In 2021, it the house welcomed the world's number one golfer while he played in The Open at Royal St. George's.

---

### The Property

The current owners have undertaken a comprehensive renovation and sympathetic reconfiguration, creating thoughtfully designed family accommodation.

A wide, light-filled hallway leads to a dual aspect kitchen/living/dining room with two sets of bi-fold doors opening onto the garden and an original arched bay window to the side. The bespoke Neptune kitchen features solid wood cabinetry, light quartz worktops, and a tiled splashback, supported by a utility room housing twin gas boilers (heating and pressurised hot water).

A generously proportioned dual aspect sitting room retains high ceilings, an open fireplace, ceiling rose, and picture rails. A separate study/family room and a cloakroom complete the ground floor.

---

### First & Second Floors

The first floor offers four double bedrooms - three with en suite shower rooms - and a spacious family bathroom.

The entire second floor forms the principal suite, comprising a large bedroom with bi-fold windows framing countryside, golf course, and distant sea views, together with a dressing room and a luxurious bathroom.

---

### Outside

A gravelled forecourt provides parking for several vehicles, supplemented by additional spaces on Kingsdown Hill. To the rear, a driveway leads to a detached double garage with power and lighting. An EV charger is installed for charging electric vehicles.

A full-width composite deck descends to lawns bordered by mature trees and flower beds, while a timber garden room/studio - currently used as a bar - is equipped with electricity and lighting.

---

### Situation

Kingsdown Hill is a quiet lane leading to Walmer & Kingsdown Golf Club and down to Oldstairs Bay. The house sits centrally within its plot and offers scope to extend, subject to permissions.

Kingsdown village provides a general store/ post office, a renowned butcher's shop/ delicatessen, three inns (including the celebrated beachside Zetland Inn), and a well-regarded primary school. Regular buses link to Walmer station, which offers services to London St. Pancras via the high-speed line.

Extensive footpaths include the Saxon Shore Way and White Cliffs Country Trail. National Cycle Route 1 passes through the village, and a two-mile promenade connects Kingsdown with Deal, whose award-winning high street, seafront, and Tudor castle are close by.

---

## Summary of Accommodation

- " Kitchen / living / dining room
  - " Sitting room
  - " Family room
  - " Principal bedroom suite (dressing room/ further small double, and bathroom)
  - " Four further bedrooms (three en suite)
  - " Family bathroom
  - " Large garden
  - " Garden room / studio
  - " Double garage
  - " Off road parking
- 

## Approximate Distances

- " Deal - 2.5 miles (7 minutes)
  - " Sandwich - 8 miles
  - " Dover - 7 miles
  - " Canterbury - 30 minutes
  - " London (via HST from Martin Mill) - 75 minutes
  - " Channel Tunnel - 30 minutes
- 

## Viewing by Appointment with Agents

Thomas and Partners

10 Victoria Rd, Deal, Kent, CT14 7AP

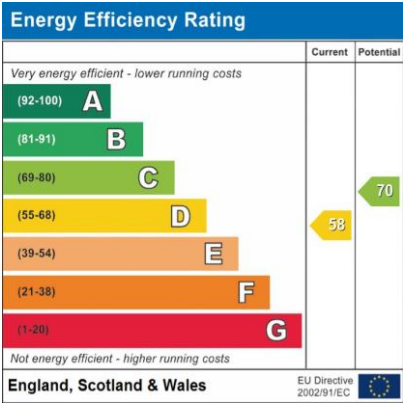
T: 01304 365454

E: [enquiries@tapestates.com](mailto:enquiries@tapestates.com)

W: [www.tapestates.com](http://www.tapestates.com)

# Rolls House, Kingsdown Hill, Kingsdown, CT14

-  
-  
-



























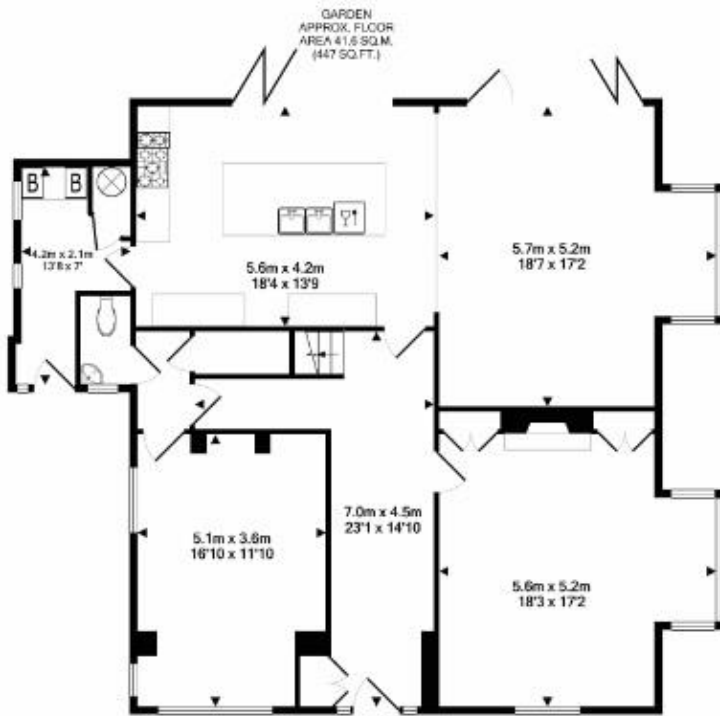
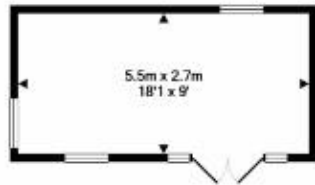
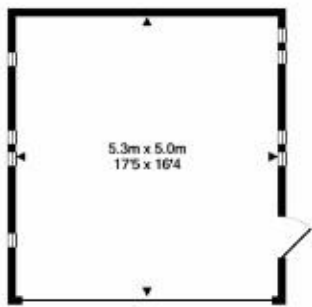




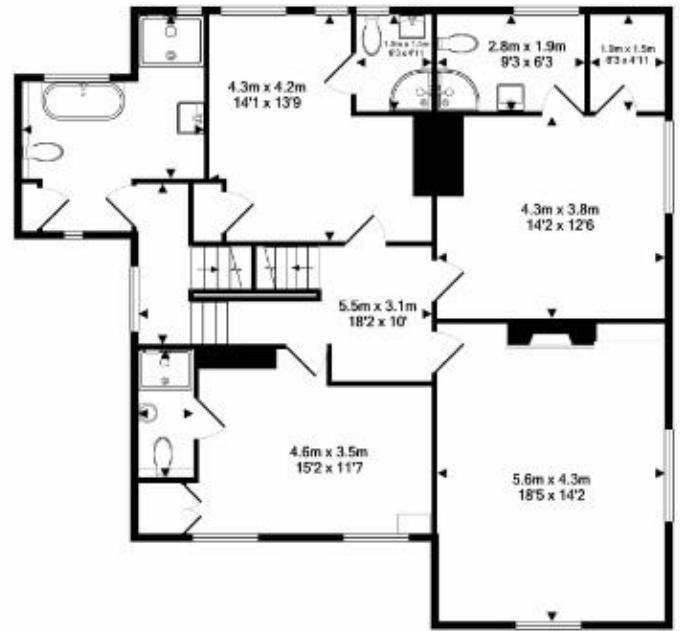








GROUND FLOOR  
APPROX. FLOOR  
AREA 122.3 SQ.M.  
(1317 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 107.2 SQ.M.  
(1154 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 54.6 SQ.M.  
(585 SQ.FT.)



TOTAL APPROX. FLOOR AREA 335.7 SQ.M. (3614 SQ.FT.)

The information is provided for general guidance only and is not intended to constitute any offer or recommendation. The plan is for general guidance only. The actual dimensions of the property may vary from those shown on the plan. The information is provided for general guidance only and is not intended to constitute any offer or recommendation. The plan is for general guidance only. The actual dimensions of the property may vary from those shown on the plan.



**Directions**

**Location**



**VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS**

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: [enquiries@tapestates.com](mailto:enquiries@tapestates.com) W: [www.tapestates.com](http://www.tapestates.com)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.