



Knoll Rise  
Orpington | Kent | BR6 0DD

 FINE & COUNTRY

# Step inside

## Knoll Rise

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A landmark seven-bedroom residence extending to over 5,000 sq ft, this exceptional detached home has been extensively rebuilt and reimagined to an outstanding standard. Set behind a granite-set and sandstone in-and-out driveway with retractable security bollards, it combines striking design, quality craftsmanship and advanced technology, all within easy reach of fast rail links to London Bridge, excellent schools and local amenities.

Indian sandstone pathways lead to landscaped, multi-level gardens and generous entertaining terraces with a gazebo and hot tub. A superb leisure pavilion offers a gym and family lounge with vaulted glazing, media wall and surround sound, alongside a separate garden office with marble flooring and underfloor heating. Hard-wired Wi-Fi, zoned audio and seamless indoor-outdoor flow enhance modern living throughout.

Inside, a dramatic galleried reception hall with glass balustrades opens into elegant living spaces including a private cinema with 4K projection, a formal dining room with a dual-aspect bio-ethanol fireplace, and a stylish TV lounge with a bespoke media wall. At the heart of the home is a spectacular open-plan kitchen, dining and living area, featuring in-frame cabinetry, a statement island with premium appliances, and a hidden beverage and coffee station designed for entertaining.

Upstairs, seven generous bedrooms are arranged across two floors, including a luxurious principal suite with a spa-style bathroom, alongside high-spec ensuites and a beautifully appointed family bathroom. Further benefits include integrated audio, underfloor heating to bathrooms, dual boilers with Megaflo and an upgraded mains water supply, completing a home of exceptional scale, quality and lifestyle appeal.





# Seller Insight

“Magnificent throughout, twenty eight Knoll Rise boasts all the finest details and amenities. It offers luxury living at its very best and is an exquisite home. The current owner, Bill explains that when he first saw the house, thirty five years ago, he experienced love at first sight and from the first moment the house captured his heart. He says, “I immediately saw the wonderful potential of this handsome, wide, double fronted house and saw the endless possibilities and opportunity to transform it into the beautiful family home it has become.”

“It is a house that has been the setting for so many treasure moments where our family has grown and where countless happy memories have been made. We have used and enjoyed every room, and my favourite room has changed with the seasons. What began as a small conservatory is now a stunning garden room where we love to spend time but recently the spacious kitchen and entertaining zone has become my favourite place. Its chic elegant lines, the luxury of space, the state of the art facilities and the wall length window which floods the room with natural light combine to create a great wow factor. It is very relaxing to sit by the window, in the early morning sunshine, look into the garden, and watch the robin hopping between the plant pots in search of worms.” The kitchen is a visual delight in a home that is a series of visual delights.

Entertaining is easy and the house is probably at its best when full of people who can simply enjoy the luxury, comfort and warm hospitality it offers inviting reception rooms, or the delight of the home cinema, TV lounge and leisure centre. Bill continues, “The house is the ideal party pad and has been the backdrop to very many unforgettable family occasions. We have celebrated many milestone birthdays here from an eighteenth to my mother’s ninetieth, when the whole family gathered and enjoyed the terrace and garden long into the evening.”

“The location is another wonderful part about living here. The local shops are just a short walk away, along with some of the area’s finest restaurants, schools, and excellent sporting facilities with several leisure centres. The Orpington railway station has a good service into Charing Cross and towards Tunbridge Wells and Hastings, whilst there is easy access to the M25 and the A21.”

Leaving the home will be incredibly emotional for Bill but it brings him comfort and happiness to know that the new owners will have the opportunity to create their own special memories just as his family have done.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















# Knoll Rise, BR6

Approximate Gross Internal Area (Excluding Eaves)  
 346.6 sq m / 3731 sq ft  
 Garages = 31.5 sq m / 339 sq ft  
 Outbuildings = 40.1 sq m / 432 sq ft  
 Total = 418.2 sq m / 4502 sq ft



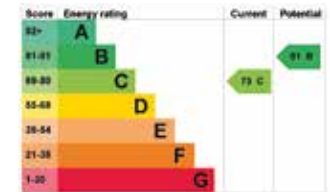
Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1287181)

Tenure: Freehold  
 Council Tax Band: F



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