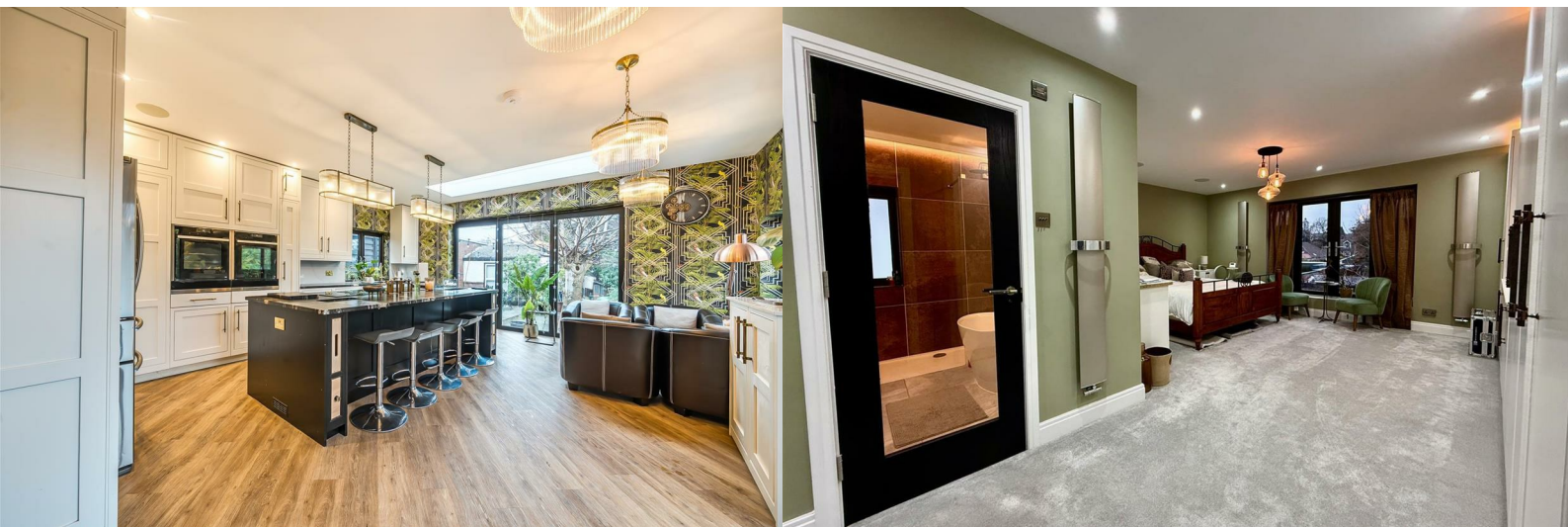




## Knoll Rise, Orpington, Kent, BR6 0DD

Offers In Excess Of  
£2,000,000 Freehold



# Knoll Rise, Orpington, Kent, BR6 0DD

## Offers In Excess Of £2,000,000 Freehold



A family home where scale meets sophistication. A stunning architecturally designed residence, located on this outstanding side road, offering unrivalled craftsmanship and the latest in technological innovations. To behold this property in person, it will be clear that no expense has been spared.

There are 7 bedrooms and 7 bathrooms and in total over 5000 Sq Ft of Bespoke Luxury. This triple fronted residence is approached by an impressive Granite-set in and out driveway complete with retractable security bollards. This remarkable property has been extensively re-built and meticulously thought out ensuring exquisitely designed accommodation, which is set within a desirable area with access to frequent and fast rail connections to London Bridge, outstanding Grammar Schools and a host of local amenities for leisure and dining.

The double glazed entrance hall, complete with etched sidelights, opens into a feature breath taking galleried reception hall, with frameless glass balustrades and impressive sculptural statement lighting. Further to this the ground floor unfolds into a host of well appointed reception rooms and spaces. First, a TV lounge with a bespoke padded leather media wall and built in surround sound, this airy room has been designed with French doors leading out to the garden terrace, allowing for natural light and air flow.

There is a simply "must have" formal dining room anchored with a feature duel-aspect bio-ethanol fireplace. There is a private cinema room with a cinematic 4K projection and features a ten foot screen complete with surround sound and incredibly beautiful handcrafted African walnut cabinetry. For added convenience there is a sizable shower room from the hallway, this luxury shower is illuminated by creative fibre-optic Mosaic detailing.

The heart of this home features a spectacular entertaining kitchen, dining and complete lounge suite. The kitchen offers so many features such as twin induction hobs, hide and slide ovens, warming drawers, a boiling water tap and cleverly concealed extraction. The sellers have again spared no expense by way of in-frame solid Oak cabinetry in feature Porcelain tones which offer an elegant contrast to the dramatic Ebony island. There are distinctive additions to this "wow" factor kitchen including integrated Champagne troughs, a hidden beverage and coffee station and an illuminated drinks cabinet adjoined to a gentleman's seating nook and beside the central fireplace. This kitchen has been designed to offer complete refinement and is the pinnacle social hub.

Reaching the first floor this incorporates four king size bedrooms each fitted with a complete range of bespoke wardrobes and beautiful designer radiators. The principle suite is simply sumptuous luxury featuring a walk-in wet room shower with slipper bath and underfloor heating; this bathroom features atmospheric mood lighting for the complete feel of relaxation.

There is a wonderful family bathroom offering a luxurious suite which showcases a freestanding bath tub with floor mounted taps, an expansive walk-in shower and bespoke vanity storage.

Tel: 01689 819991

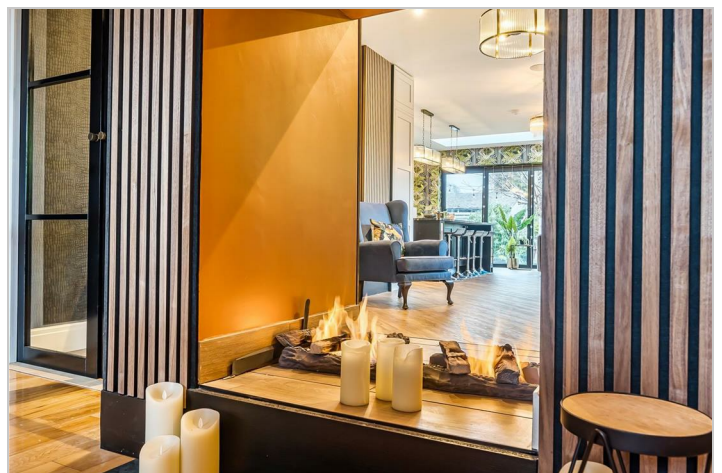
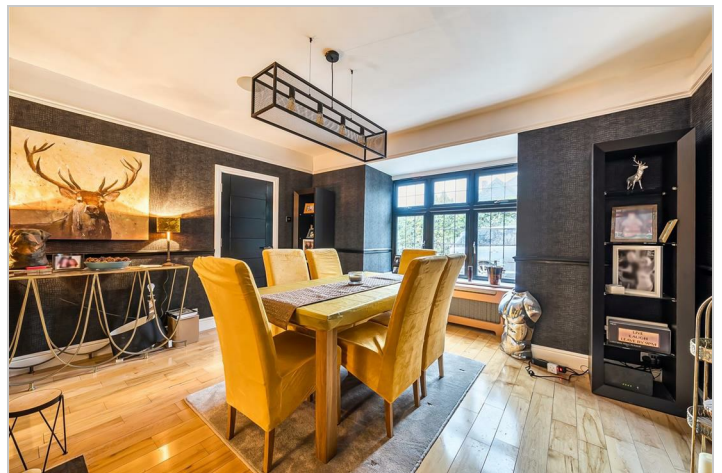
Additional bedrooms feature walk-in dressing areas and private ensuites which are all finished in stunning contemporary tones. A simply stunning top floor is placed with three excellent size bedrooms, two of which enjoy indulgent ensuite shower rooms beautifully illuminated with stunning sky lights, accent LED lighting and with underfloor heating to complete the impressive design.

This property is incredibly rare and combines state of the art comfort, unparalleled craftsmanship and the latest cutting edge technology. A family home which is designed for effortless living and offers buyers bespoke media installations throughout and fully integrated ceiling speaker systems across all the bedrooms, hallways and entertaining spaces, feature Fibre-optic lighting features and underfloor heating throughout the many bathrooms.

A grand garden with Indian sand stone patios sweep around the entertaining terraces and manicured lawns. This leads wonderfully to the impressive leisure pavilion, which boasts a spectacular gym and a family lounge which feature hard-wired WI-FI throughout and both are full of natural light by way of the Aluminium bi-folding doors, flush fitted double glazing and vaulted glazing panels. In turn viewers will note discreet blackout curtains for a private and cinematic experience offered by the fully incorporated media wall and stunning surround sound.

The garden is beautifully designed with zoned audio to the terraces and garden itself and being set over several levels it has been wonderfully and thoughtfully curated, creating a relaxing environment. The property has additional features including a fitted gazebo and seating areas, ideal for those entertaining summer evenings and a hot tub for ultimate relaxation. For those who desire a home office there is a brick-built garden office featuring exceptionally rare Marble flooring and for convenience underfloor heating.

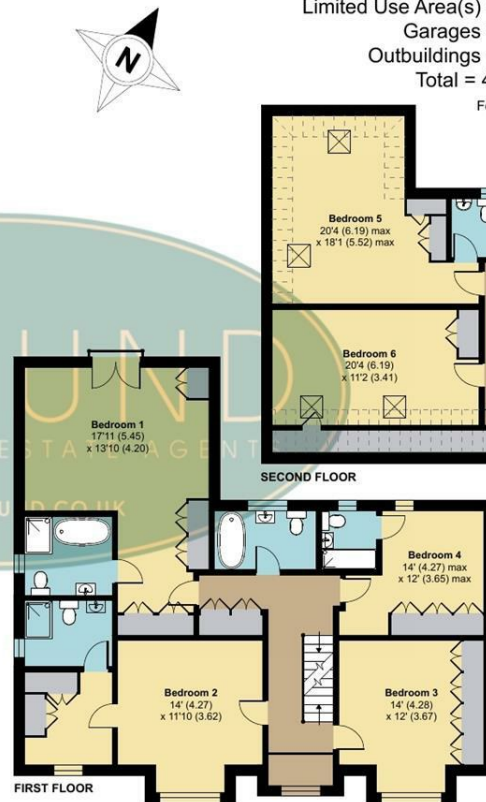
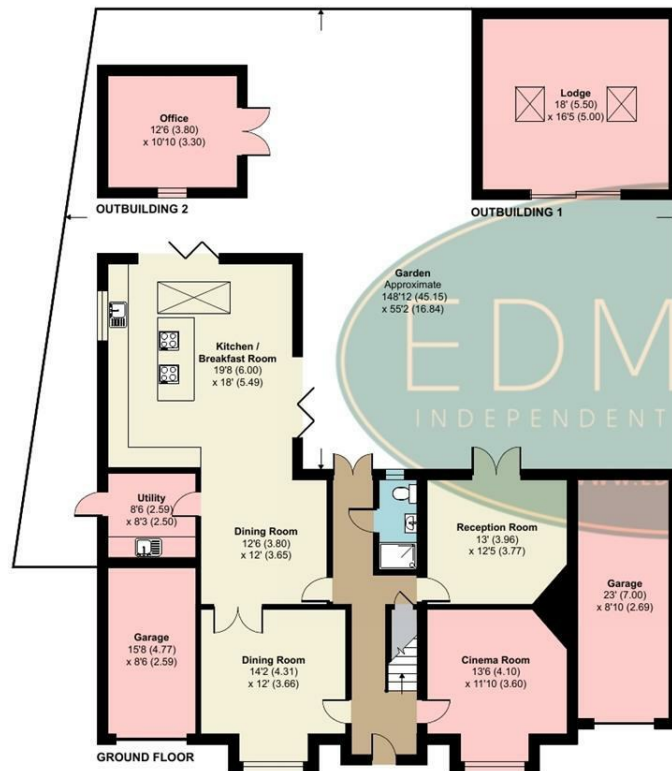
A rare opportunity awaits, this is remarkable family home offering an exception style of living, not only delivering over 5000 Sq Ft of accommodation but also offering exquisite luxury and convenience – viewing is simply essential.





## Floor Plan

Denotes restricted head height



## Knoll Rise, Orpington, BR6

Approximate Area = 3479 sq ft / 323.1 sq m

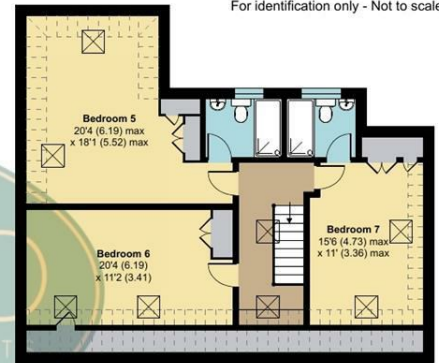
Limited Use Area(s) = 252 sq ft / 23.4 sq m

Garages = 339 sq ft / 31.4 sq m

Outbuildings = 432 sq ft / 40.1 sq m

Total = 4502 sq ft / 418.2 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Edmund Estate Agents. REF: 1401235

## Viewing

Please contact our Petts Wood Office on 01689 819991 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

