



**PRICE: £775,000**  
**Knoll Hill, Aldington, TN25**

**Bradley Bishop**  
*A fresh approach...*  
**Estate Agents**

For those unaware of Knoll Hill, prepare for something special. Before you even arrive at the cottage there is a surprise in store that will resonate with the child in most of us. That first glimpse of the sea through the trees is one that makes you double take. (Was that the sea?) bringing back the feeling of seaside holidays – the unknown and the excitement of what awaits.

Coming home to a place that makes you feel like that can only be a joyous thing – a place where the property's surroundings are as significant as the bricks and mortar of its build. This is one of those hidden gems – a haven away from busy roads and noise, the perfect retreat overlooking the Romney Marsh and the changing colours of the sea. It makes for the perfect look out point, and you are treated to such variation in colour and weather conditions that it's rare to have the same view from hour to hour. Indeed, its hillside vantage offers everchanging panoramic views.

The outside space offers a large mature garden abundant with trees and shrubs, and a viewing platform with a summer house. To the side of the house is a detached single garage and workshop. The garage is large enough to park a large vehicle inside and still open the doors. The garage is alarmed and has an electric up and over door, there are excellent parking options on the driveway with enough space for 5/6 cars without too much negotiation.

The original cottage was extended in 2004 to add an impressive Master bedroom with en suite and walk in wardrobe on the first floor, and a stunning Kitchen Diner on the ground floor. There is a clear separation between the traditional and the new making a fascinating balance – how often do we see romantically styled cottages which from the outside ooze character, but on the inside have suffered at the hands of those who haven't been sympathetic to its original design. Not here. The modern section is tastefully created and executed and has more than enough space for formal dining or casual dining. There is a wealth of worktop space and storage plus enough floor space to add a central island if desired. The use of Velux windows add considerable light to the room - it also allows the room to change mood with the weather, and the vaulted ceiling gives the room a sense of grandeur.

From here the ground floor loops through to the main sitting room via a separate lounge area, an office and a lobby area (which could be used as another reception room) and a utility room. All rooms are good sizes and have limed oak doors adding to the character and feel of the home. The sitting room has a triple aspect and opens onto a decking area offering a further viewing position for that magnificent view.

The first floor offers 4 bedrooms (the master with en suite and a walk-in wardrobe) and a family bathroom. The master bedroom also has tremendous potential. The current owners have considered building a balcony which would lead out into the garden area. There is also potential in the second bedroom for a Juliet balcony which would offer something very special to the room and allow for a truly impressive vista. All of this potential would be subject to obtaining planning permission.

Copperhurst Cottage is a home to fall in love with. It is a unique home full of character which offers more than enough size and space for any growing family. It is tucked away on a quiet road, but still finds itself no more than a short journey from shops and schools - it offers an excellent balance between the romantic ideal and the practicalities of family life. It will be loved, it will be a stage that your family life is played out on and will, in its elevated position, shine like a beacon that beckons you safely back home whenever you are away.



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TO CELEBRATE OUR 5<sup>TH</sup> BIRTHDAY  
WE WILL **BEAT** ANY LOCAL HIGH STREET AGENTS **FEE**

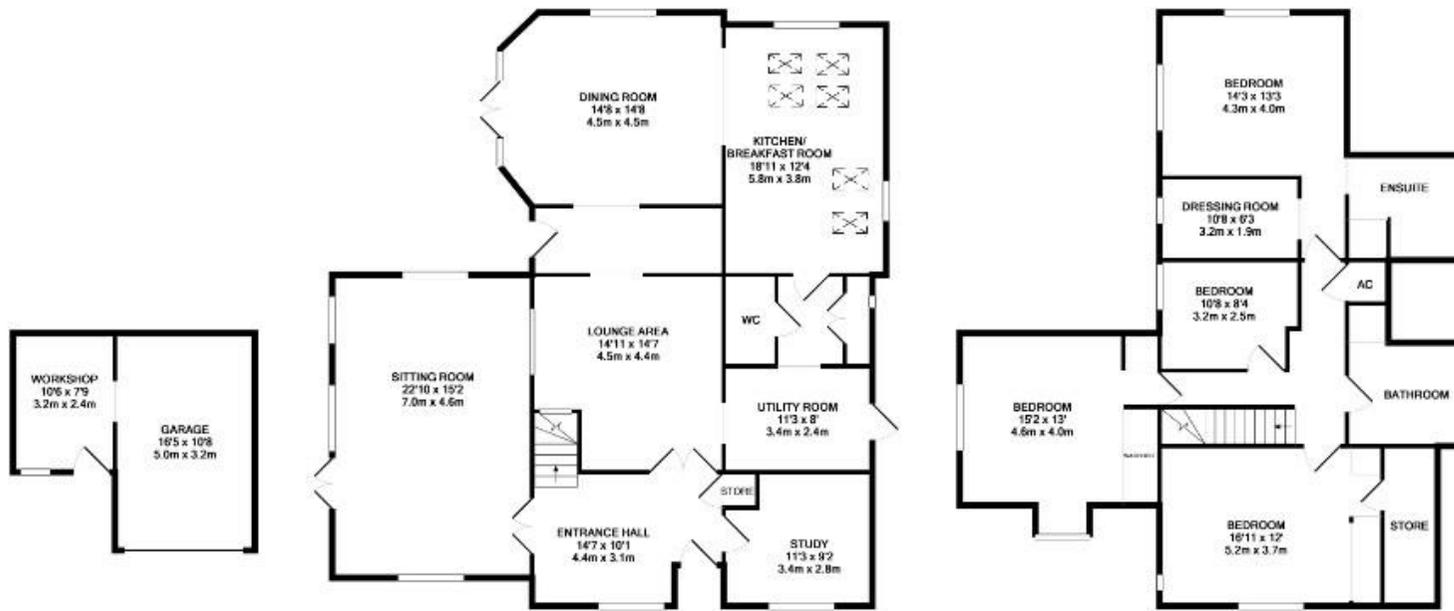
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HAPPY BIRTHDAY

Bradley Bishop  
A fresh approach...

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GROUND FLOOR  
APPROX. FLOOR AREA: 1788 SQ. FT. (166.15 SQ. M.)

1ST FLOOR  
APPROX. FLOOR AREA: 1088 SQ. FT. (101.15 SQ. M.)

TOTAL APPROX. FLOOR AREA 2876 SQ. FT. (267.30 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, in measurements of doors, windows, etc. we do not accept any responsibility for errors or omissions. It is advised that you should verify all measurements and dimensions before purchase. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any legal proceedings. The developer, vendor or agent is not responsible for any errors or omissions. Please refer to the full particulars for further information.



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