





## Covered Entrance Porch

Step up to front door, outside light.

## Entrance Hall

Double glazed door to front, double glazed window to front, cork entrance mat, radiator, double doors opening in to main hall.

## Main Hall

Entrance to all rooms, off entrance hall to kitchen, two walk through cupboards.

## Lounge

20' 10" x 13' 6" ( 6.35m x 4.11m )  
Double glazed window to side, open fireplace, wall lights, radiator, TV point, double glazed french doors over looking the garden.

## Dining Room

13' 10" x 12' 5" ( 4.22m x 3.78m )  
Double glazed patio doors open to garden and patio area, open fireplace, storage cupboard and radiator.

## Kitchen

21' x 12' 5" ( 6.40m x 3.78m )  
A fitted kitchen with a range of base and eye-level units, ceramic 1 1/2 bowl sink and drainer, centre Island with cupboards beneath, work surfaces, electric hob with cooker hood over, electric built-in oven, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge/freezer. TV point, cupboard housing boiler, ceramic tiled floor, radiator, double glazed window to rear, door to boot room.

## Boot Room

8' 1" x 5' 1" ( 2.46m x 1.55m )  
Door to garden, ceramic tiled floor, double glazed window to side.

## Bedroom One

13' 2" x 12' ( 4.01m x 3.66m )  
Double glazed window to rear, radiator.

## En-Suite

Double glazed window to side, wash hand basin in vanity unit, low level WC, double shower cubicle with electric shower, heated stainless steel towel rail, tiled flooring, part tiled walls, storage cupboard.

## Bedroom Two

11' 6" x 10' 11" ( 3.51m x 3.33m )  
Double glazed window to front, radiator and TV point.

## Bedroom Three

12' 5" x 10' 4" ( 3.78m x 3.15m )  
Double glazed window to side, radiator and TV point.

## Bedroom Four

12' x 7' 8" ( 3.66m x 2.34m )  
Double glazed window to side, radiator, TV point and loft access.

## Bedroom Five

12' 3" x 7' 5" ( 3.73m x 2.26m )  
Double glazed window to front, build in over storage, radiator, telephone point.

## Bathroom

7' 9" x 7' 6" ( 2.36m x 2.29m )  
Double glazed window to front, bath with mixer tap and electric shower over, wash hand basin, low level WC, part tiled walls and radiator.

## Garage Block

17' 6" Max x 17' Max ( 5.33m Max x 5.18m Max )

A substantial detached outbuilding providing : detached double garage, office, workshop/storage, storage room and W.C.

## Office

27' 8" x 10' 5" ( 8.43m x 3.18m )

Door to front, window to front.

## W.C.

Window to side, door to double garage.

## Outside

The plot is just under 1 1/2 acres (not measured) and as well as a formal garden there is also a paddock and two stables.

## Double Garage

17' 6" Max x 17' Max ( 5.33m Max x 5.18m Max )

Double up and over doors to the front. Access to WC and workshop/storage.

## Workshop/Storage

17' 6" x 12' 5" ( 5.33m x 3.78m )

Double glazed window to rear, radiator, doors to double garage.

## Storage Room

10' 5" x 8' ( 3.18m x 2.44m )

Double glazed window to rear, radiator.

## Front Garden

Area laid to lawn, mature plants and shrubs. Oil storage tank, side access to the rear garden with outside tap. Driveway.

## Driveway

Block paved driveway providing parking for several cars to the front of the property.

## Formal Garden

Area laid to lawn, mature shrubs and plants and patio area.

## Paddock

### Stable 1

17' 5" x 11' 3" ( 5.31m x 3.43m )

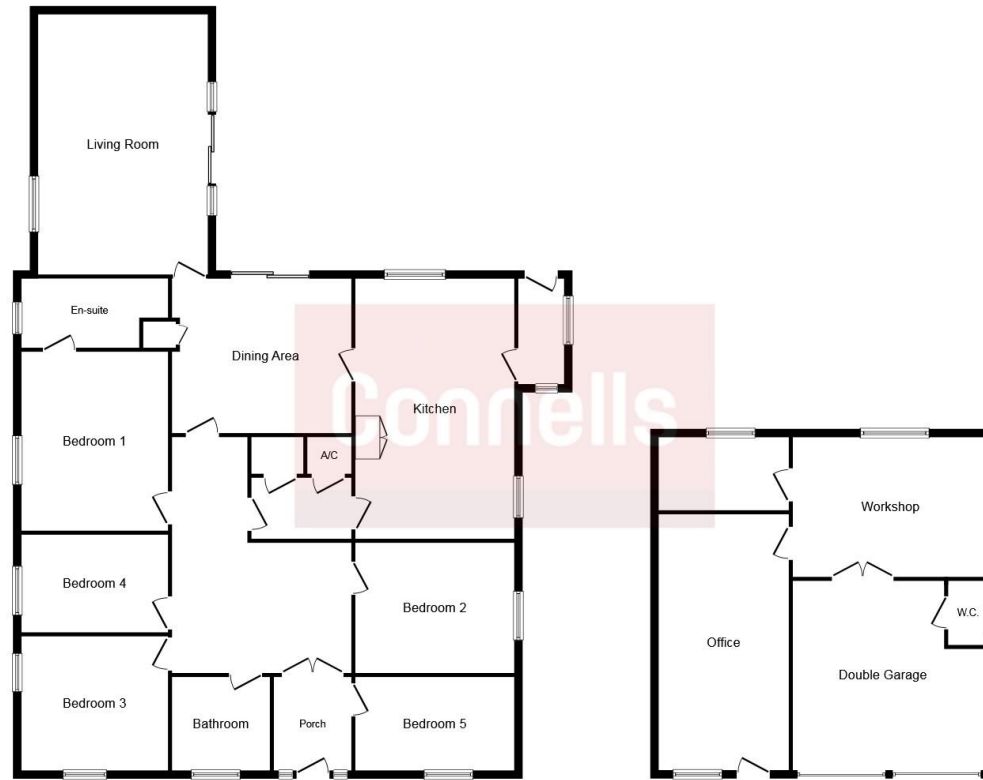
### Stable 2

17' 6" x 11' 3" ( 5.33m x 3.43m )

## Copthorne

Copthorne village has many local amenities including the post office, shops, church, public houses, a golf club, junior and primary schools. It has easy access to the M23 motorway to Gatwick Airport, London, the M25 motorway and Brighton. Three Bridges, Crawley and Gatwick stations are the nearest main line stations. The nearest major town centres are Crawley, East Grinstead and Horley.





**Floor Plan**

**Double Garage**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**directions to this property:**

Travelling from our office on Copthorne Bank, head west on Copthorne Bank towards Shipley Bridge Lane, turn left on to Brookhill Road, at the roundabout, take the 3rd exit onto Copthorne Rd/A2220, the property is located on the the right hand side.

**EPC Rating: G**

Tenure: Freehold



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