



Copthorne Common, Copthorne, West Sussex RH10 3JU

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947







*A modern 8 bedroom Manor House totalling close to 7000sq ft approached over a long driveway occupying a secluded 2.75 acre plot surrounded by Copthorne Golf Course and Common within easy reach of major road, rail and airport links.*

## *the house...*

- Reception Hall & Galleried Landing
- Sitting Room with large brick fireplace with wood burning stove
- Study with fitted oak cabinets
- Snug
- Fully glazed circular Dining Room with high vaulted ceiling
- Family Room
- A bespoke Kitchen/Living Area fitted with oak cabinets and integrated appliances
- Ground floor and First Floor Utility Rooms
- Master Suite with En-Suite Bathroom, Sitting Area with wood burner & Private Balcony
- Four Further First Floor Bedroom Suites
- Three Second Floor Bedrooms
- Second Floor Bathroom Suites

## *the grounds...*

- Pillared and Gated Entrance
- Cotswold Stone Gravel Driveway leading to a Large Courtyard Parking Area
- Detached Triple Garage Block with recreation room above
- Gardens and Grounds totalling 2.75 acres
- Large Terraces surrounding the property
- Mature Hedging and Trees surround the plot offering a high level of seclusion
- Overlooking the 11<sup>th</sup> fairway of The Copthorne Golf Course
- EPC Rating: 'C'

see more on page 7

## *the location...*

The property is ideally located in a semi-rural setting within easy reach of Gatwick Airport, the M23, M25, excellent shopping facilities and several highly regarded independent schools on the southern edge of this popular village adjoining one of the oldest golf clubs in Sussex. The house is located to the south of the 11<sup>th</sup> fairway and the clubhouse is about 900 yards distance away. The club is a private members course although daily green fees are available. [www.cophornegolfclub.co.uk](http://www.cophornegolfclub.co.uk). Copthorne is a small village located off the A264 road between the towns of East Grinstead and Crawley yet only 4 miles to the south east of Gatwick Airport.

see more on back page









## *the house in more detail...*

A grand modern Manor House occupying a peaceful rural setting surrounded by common land adjoining Copthorne golf course within 4 miles of Gatwick International Airport.

Built about five years ago for the owners exacting standards. The property can be openly described as a luxury family home finished to a standard way beyond all expectations. The property is approached over the common via a long track and a pillared and gated entrance. A long Cotswold stone gravel driveway leads to a large gravelled courtyard in front of the house and a triple garage block with a multi functional room above.

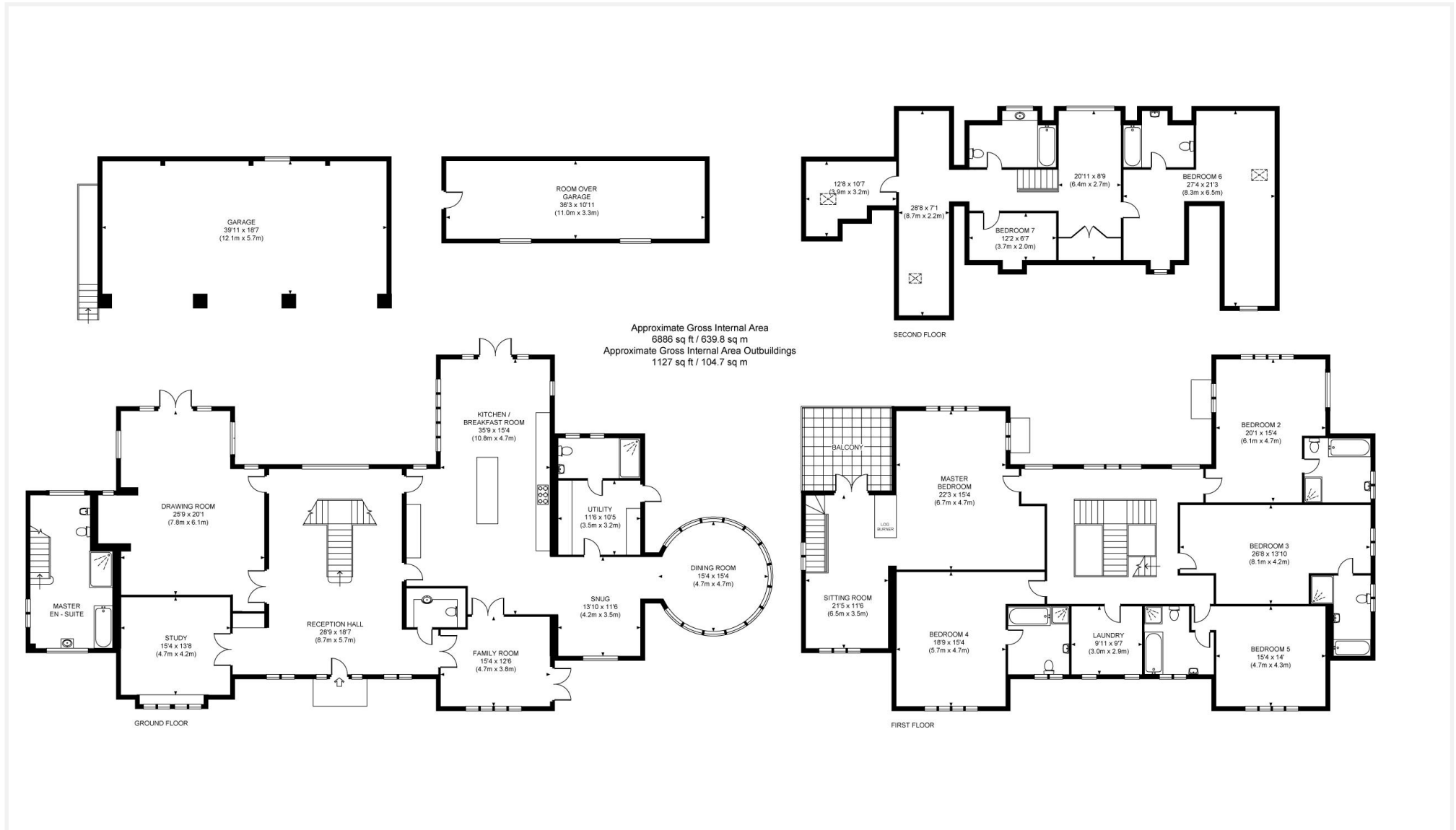
The accommodation which spans three floors is arranged on the ground floor around an impressive reception hall with a dividing staircase which leads up to the galleried landing. The sitting room enjoys a triple aspect with doors onto the garden, a large brick fireplace with wood burning stove and oak TV cabinets. The study is fitted with similar oak cabinets and panelling and overlooks the front courtyard. The ground floor continues with a family room, a snug and an impressive fully glazed circular dining room with high vaulted ceiling overlooking the gardens, pond and golf course beyond. The kitchen/living area is strategically placed in the heart of the ground floor and is very much the hub of the house and is fitted with a bespoke range of oak cabinets, granite worktops, a range of integrated appliances including a modern electric Aga Aven with separate module. In addition there are utility rooms on both the ground and first floors. The majority of the ground floor has tiled floor coverings with underfloor heating.

On the first floor there are five impressive bedroom suites all leading off the galleried landing. The master suite comprises a substantial bedroom with fitted wardrobes, out pillars and beds recess, sitting area with wood burning stove and doors out to a large balcony. A private staircase from the master suite leads back down to the ground floor where there is a stunning en-suite bathroom. The four additional bedrooms are all equipped with Quality en-suite facilities.

The second floor has a sixth suite, two further secondary bedrooms, another bathroom and store room.



# the floorplan...



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



# Outside...

The house is hidden away on the southern side of Copthorne golf course and is approached over the common via a track which serves a handful of other neighbouring houses.

Copthorne Manor has a pillared and gated entrance with a long Cotswold stone gravel driveway which leads down to the house into a large courtyard parking area with circular garden and water fountain. A detached triple garage block is located on the left hand side of the courtyard which has an external staircase leading up to a recreation room above.

The gardens are mainly laid to lawn with terraces enjoying a wonderful outlook and towards the northern eastern end of the garden is a pond with the whole being fully enclosed by mature hedging and trees providing the most total seclusion.

The owners believe they have commoner's rights to give them direct access onto the golf course, if required.

Copthorne Manor offers a rare opportunity to purchase a bespoke house, located within the grounds of the prestigious Copthorne Golf Course with views over the 11<sup>th</sup> fairway.

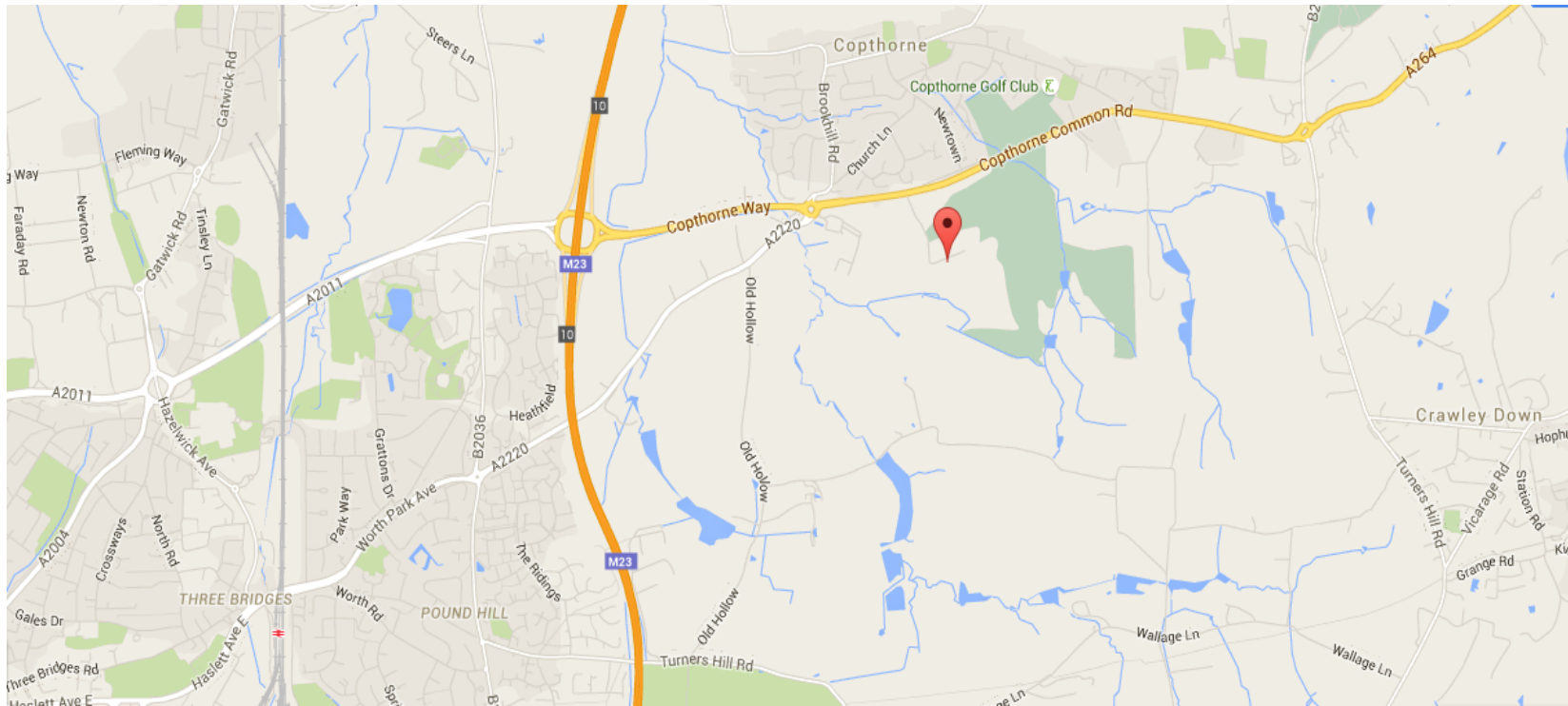




# the location...

maps courtesy of  
Google maps

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## Location

The village has several shops for basic daily needs, schools, hotels and inns and is surrounded by some wonderful open countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts. The nearby towns of East Grinstead and Crawley both provide extensive shopping and recreational facilities, Cinema, restaurants and railway stations, both local and independents schools and colleges. Several of the highly regarded independent schools in the area include Copthorne Prep, Worth Abbey, Ardingly College, Handcross Park, Cottsmore, Cumnor House, Brambletye, Lingfield Notre Dame, Burgess Hill Girls, Bedes and Brighton College.

## Directions

From junction 7 of the M25 head south passing the Gatwick Airport Junction (11) and at the next junction (10) take the exit and head east on the A264 towards East Grinstead. After about half a mile proceed straight over the roundabout by the Copthorne Hotel and proceed for a further 0.75 miles and look out for a double public footpath sign post on the right hand side and follow up the concrete strip road and the entrance to Copthorne Manor is almost at the very end of the track on the left hand side. For individual directions please contact the sole agents.

## transport & road links...

- A/M23 (Junction 10) – 1.5 miles
- M25 (Junction 7) 1- 10.5 miles
- Central London – 30 miles
- Three Bridges Railway Station – 2.6 miles
- Horley Railway Station – 4 miles
- Gatwick Airport – 4 miles (Rail: Gatwick Express – London Bridge/Victoria 30 minutes)
- Heathrow Airport – 45 miles
- Brighton – 29 Miles
- East Grinstead - 5 Miles
- Crawley – 4 Miles
- Tunbridge Wells – 18 miles



## more details from Mansell McTaggart...

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