

A beautifully presented and larger than average four bedroom detached executive family home, spanning over 2,000 sq ft, and centrally located within the heart of Copthorne village.



Oak View, Brookhill Road, Copthorne, RH10 3QJ

GUIDE PRICE £600,000 - £650,000 Freehold

**MANSELL
McTAGGART**
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A beautifully presented and larger than average four bedroom detached executive family home, spanning over 2,000 sq. ft. and centrally located within the heart of Copthorne village. The property has been sympathetically extended and upgraded substantially to a high standard by the current owners within the last few years, and is within walking distance of local amenities, the two village schools and public transport links. A house of this size and condition is rarely available within the village.

the house...

- Larger than average four bedroom detached family home
- Sympathetically extended (2011) and refurbished throughout by the current owners
- Large Kitchen/Breakfast Room/Family room
- Separate Living and Dining room
- Downstairs cloakroom
- Separate study
- Four double bedrooms upstairs
- Two en-suite shower rooms
- Central village location
- EPC Rating: 'C'

the grounds...

- Private rear garden with lawn, decking and a separate barked area perfect for children's play equipment
- Driveway providing parking for four cars
- Large detached double garage with up and over doors, power and light with storage in eaves
- Gated side access to rear garden
- Family friendly rear garden
- The whole garden is enclosed with wooden panelled fencing

see more on page 7

the location...

Copthorne Village is situated on the eastern side of Crawley close to open countryside. The property is within a short distance of local facilities including public houses, 3 convenience stores, hairdressers, post office, doctor's surgery, florists and excellent village schools including Copthorne Preparatory. There are also a number of bus routes that provide links to the surrounding areas. Copthorne Golf Club and the Copthorne Hotel, providing gym/leisure facilities, are also close by. Crawley town centre with its excellent selection of shops, restaurants, recreation facilities, schools and college is approximately four miles distance. Schools Copthorne Preparatory School // Fairway Infant School // Copthorne Junior School // Imberhorne Secondary School from www.ofsted.gov.uk Station Three Bridges - 2.5 miles.

see more on back page

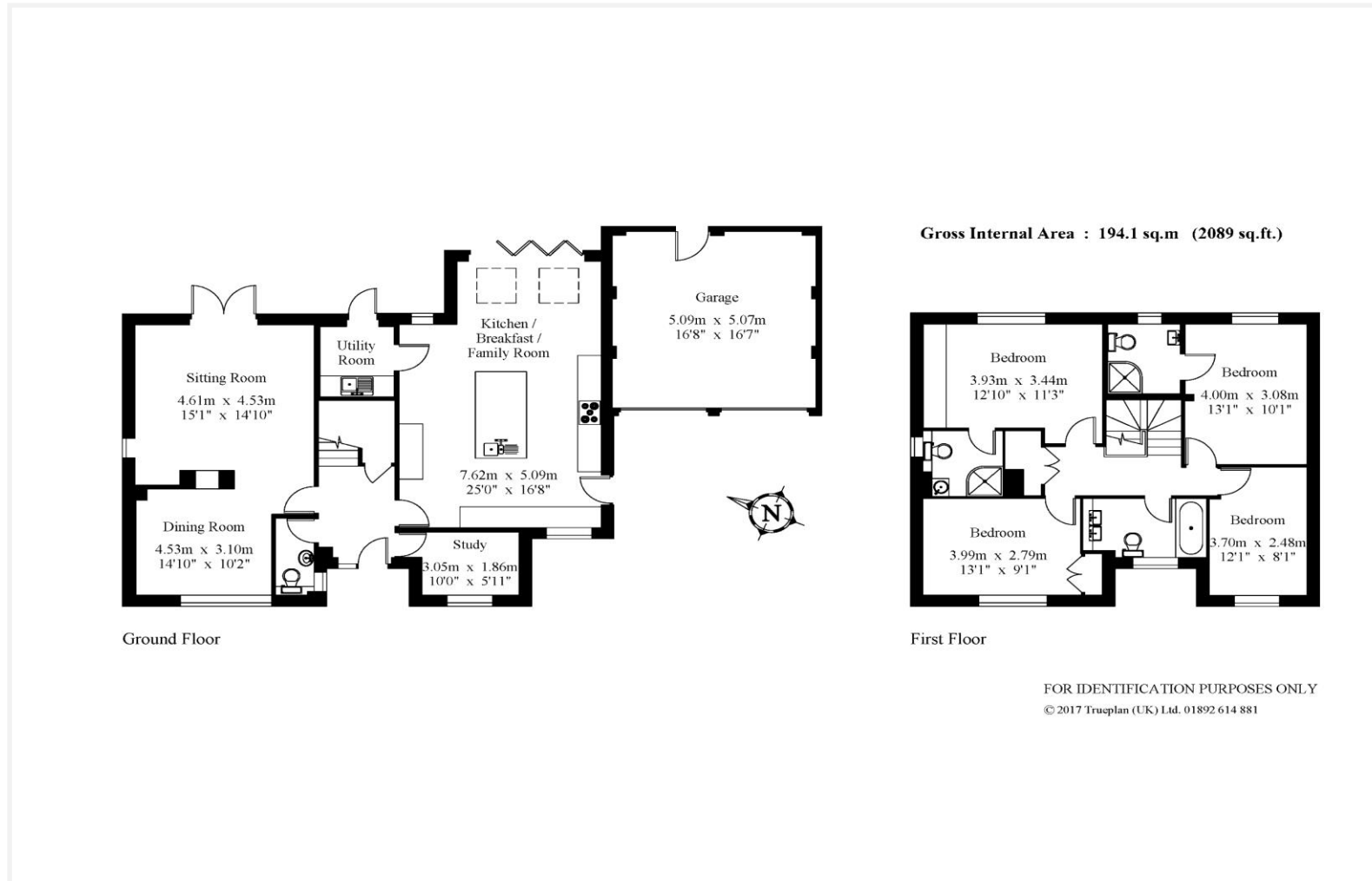




the house in more detail...

On approaching the property, you are greeted with a covered entrance porch which leads to a main front door with frosted window to the side. Upon entering the house, the entrance hallway has stairs rising to the first floor, alarm panel, under stairs cupboard, wood effect laminate flooring and access through to the kitchen/breakfast/family room, living room, dining room, cloakroom and study. The Dining room overlooks the front of the house with large windows which lets in plenty of natural light and offers space for dining room furniture. The living room offers ample space for two good sized sofas and has an open chimney with access from both living and dining areas. The room also has wall lights on either side of the room controlled by dimmer switches, and patio doors that open out to the rear garden. The study has a window to the front, built-in bookcases and wood effect laminate flooring. The room could make a perfect space for a playroom. The downstairs cloakroom has a frosted window to the side and has a WC, wash hand basin with vanity cupboard under, recessed spotlights, wood effect laminate flooring and radiator. The kitchen /breakfast/family room is one of the main features of the house having been extended and re-furbished in 2011 to create a fantastic light and useable family space also incorporating a practical utility room. This room is really the 'hub of the home' with a large window to the front and bi-fold doors opening out onto decking and the rear garden beyond which results in bringing the outside inside. The kitchen is fitted with under floor heating, recessed spot lights, under counter lighting, a Corian topped central island with built in storage cupboards, seating either side for up to 6 people and the main kitchen one and a half bowl sink with mixer taps is moulded into the Corian island top. The kitchen also has a large number of high gloss cream wall and base units, one with built-in wine storage, wood effect roll top work surfaces, space and plumbing for an American fridge/freezer, and integrated appliances which include; a 5-ring gas hob with stainless steel extractor fan above, 2 x electric double ovens, and a dishwasher. The family room has two large skylights, bi-fold doors to the garden, door to the utility room, TV point and has plenty of space for a sofa or casual chairs. The useful utility room leads off the kitchen and has a door leading to the garden. Within the utility room there is a stainless steel one bowl sink with drainer and flexi-hose tap, base storage units, recessed spot lights, plumbing and space for washing machine, and space for a dryer.





in more detail & outside...

On the first-floor landing, there is access to a partly boarded loft with light which offers plenty of storage space, a double door airing cupboard with tank and shelving and access to 4 good sized double bedrooms, two en suite shower rooms and a Family bathroom. Bedroom 1 overlooks the rear of the property boasting plenty of natural light. Within the bedroom, there are triple built-in wardrobes and a TV point. The light and airy en suite consists of a frosted window to the side, walk-in shower with glass screen, stand alone modern oval sink with mixer taps, sat on a wooden shelved pedestal, WC, laddered heated towel rail, part tiled walls and tiled flooring. Bedroom 2 overlooks the rear of the house and is a great sized double bedroom and offers a second en-suite bathroom. Within the en-suite there is a frosted window to the rear and fitted with a modern suite comprising; shower cubicle with glass doors, WC, large wash hand basin with mixer taps and a vanity double cupboard under, laddered heated towel rail and tiled flooring. Bedroom 3 is another good-sized double which overlooks the front house with built-in wardrobe with hanging space and shelving. Bedroom 4 is again another double bedroom which faces the front of the house. The modern family bathroom has a frosted window to the front and is fitted with a white suite comprising of paneled bath with mixer taps and power shower with rain head shower over, light green tiles around the bath, WC, double his n hers sinks both with mixer taps, and fitted his and hers lights above, recessed spotlights, laddered heated towel rail, tiled flooring, shaver point and extractor fan.

The Grounds

Outside to the front there is a private block paved driveway with parking for four cars, a front lawn with a mature hedge to the front and side which provides screening and privacy. There are also outside censored security lights to the front of the house. The large double garage is fitted with double up and over doors and has power and light, door to the rear garden and extra storage in the roof eaves. The garage could be converted into further reception space with internal access from the house or a separate annex (subject to necessary planning). The well-maintained family friendly flat rear garden has a decked area that spans the width of the house with space for tables and chairs perfect for summer BBQ's. The garden is then mainly laid to lawn with a separate barked area perfect for children's play equipment, flower and shrub borders, gated side access from front to back and outside censored lighting. The whole garden is enclosed by wooden panelled fencing.



the location...

maps courtesy of
Google maps

Brookhill Road, Copthorne, West Sussex RH10 3QJ



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 truly 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, Cottesmore, 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...

- A264 – 0.3 miles
- A/M23 (Junction 10) – 1.5 miles
- M25 (Junction 7) 1- 10.5 miles
- Central London – 30 miles
- Gatwick Airport – 5 miles (Rail: Gatwick Express – London Bridge/Victoria 30 minutes)
- Heathrow Airport – 45 miles
- Brighton – 29 Miles
- East Grinstead 0.5 Miles
- Crawley – 4 Miles
- Tunbridge Wells – 18 miles



more details from Mansell McTaggart...

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