

STONE



Heron's Lea RH10

£1,650,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



Nestled along the prestigious private road of Herons Lea in Copthorne, this stunning detached residence was thoughtfully designed and built by the current owners to an exacting standard. Surrounded by mature trees and set back on a private gated driveway with ample parking, the property offers a rare blend of privacy and luxury in a picturesque, tree-lined setting.

Immaculately decorated in neutral tones throughout, the home features five bedrooms and five bathrooms, seamlessly combining modern convenience with timeless elegance. The heart of the home is the bespoke Tom Howley kitchen, a masterpiece of craftsmanship and functionality. Its central island, equipped with a sink, boiling water tap, wine fridge, and breakfast bar, anchors the space, which is further enhanced by integrated luxury appliances and exquisite cabinetry. Adjacent, a dining area accommodates a large table and enjoys views of the garden through bifolding doors that open onto the patio. An expansive family room flows from this space, creating the perfect hub for sociable living.

The main reception room is a cosy haven, complete with a modern fireplace, while two generous double bedrooms with en-suite bathrooms are conveniently located on the ground floor. A utility room, dedicated office, and downstairs WC add to the practicality of this impeccably designed home.



Upstairs, a spacious landing with a striking gable window frames the verdant surroundings. The master suite is an indulgent retreat, offering an expansive layout, a walk-in wardrobe, and a luxurious en-suite shower room.

Adding further versatility, the property includes a self-contained summer house, complete with an open-plan kitchen, bedroom, and shower room, ideal for guests or multi-generational living.

Heron's Lea offers an enviable lifestyle in a sought-after location, where peace and tranquillity meet contemporary luxury. With its outstanding design, attention to detail, and exceptional surroundings, this home is truly one of a kind.







Situated in the idyllic village of Copthorne, Herons Lea enjoys a prime location that balances rural charm with excellent amenities. This sought-after area is renowned for its peaceful tree-lined roads, open green spaces, and a welcoming community atmosphere.

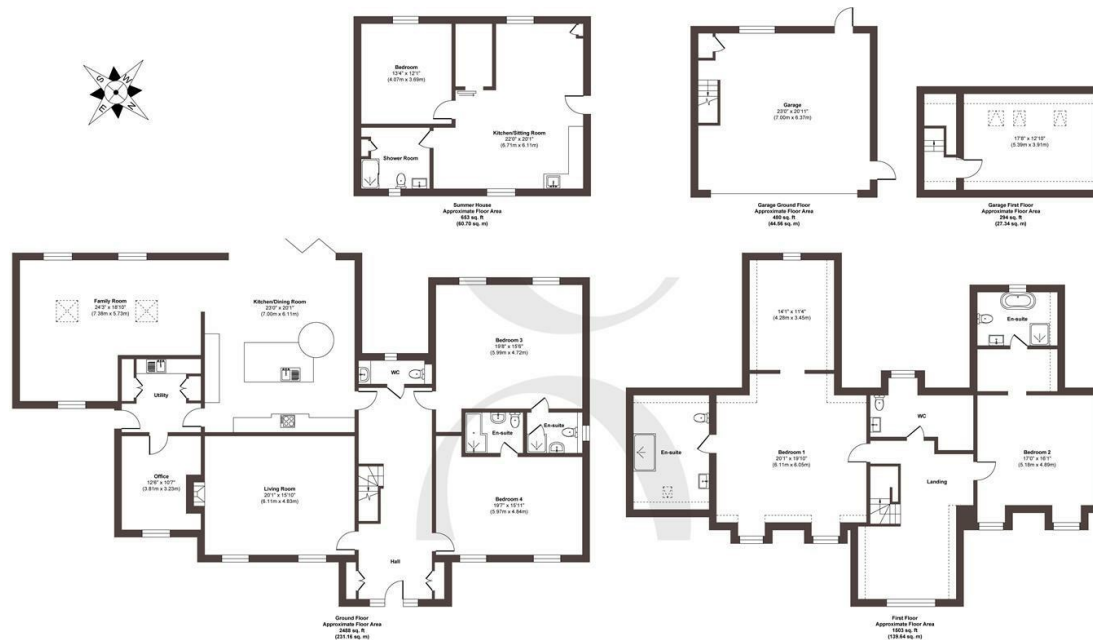
For families, Copthorne is exceptionally well-served by highly regarded schools, including Copthorne CofE Junior School and the prestigious Copthorne Prep School, which offers both day and boarding options. Nature lovers and dog owners will appreciate the abundance of scenic walks in and around the area. The Worth Way, a popular trail linking Crawley and East Grinstead, provides miles of picturesque pathways through woodlands and open countryside.

The village itself offers a variety of amenities, including a local convenience store, pharmacy, and post office, as well as independent shops and cafes. For dining out, you'll find charming country pubs such as The Dukes Head and The Prince Albert, both offering hearty meals, warm atmospheres, and beer gardens perfect for summer evenings.









Approx. Gross Internal Floor Area 5418 sq. ft / 503.40 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 3991 sq. ft / 370.80 sq. m (Excluding Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

STONE

The Details

- Detached modern five bedroom home
- Open plan luxury kitchen design with central island
- Family room extending from kitchen area, plus spacious living room
- Principal suite, offering a spacious bedroom, dressing area and luxury en-suite bathroom
- Second first floor bedroom suite with wardrobes and en-suite bathroom
- Two downstairs double bedrooms, each with an en-suite
- Modern convenience with a utility room, downstairs WC and dedicated office
- Self-contained Summer House, with open plan kitchen, bedroom and shower room
- Private driveway plus spacious garage

Size
Approx 3991.00 sqft

Energy Performance Certificate (EPC)
Rating A

Council Tax Band
G



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved