



**Connells**

Footpath Cottage Church Road  
Cophorne



## Property Description

Discover a charming Victorian/Contemporary cottage nestled in the heart of the village, seamlessly blending historic allure with contemporary flair. The original section boasts a snug reception room with a cosy log burner, a spacious lounge featuring an open fire and block wood flooring - creating the perfect family gathering space.

The expansive kitchen/dining room is a modern haven, illuminated by bi-fold doors leading to a generous rear garden. Equipped with integrated appliances including gas hob, electric oven, and ample space for an American-style fridge/freezer, it's a culinary dream. A utility room and boot room add convenience.

Adjacent to the kitchen is a delightful snug, perfect for unwinding with a TV or video games.

Upstairs, three bedrooms, including two doubles, and a large wet room with storage offer comfortable living.

Outside, a sizable rear garden and parking complete this picturesque property. Embrace the epitome of village living with this enchanting home.

This property must be seen to appreciate the size, location and classic features.

## Reception Room

11' 5" x 6' 10" ( 3.48m x 2.08m )

Double glazed bespoke window to the front, wooden door to the front, brick built fireplace with log burner, radiator, and carpeted stairs leading to the first floor.

## Living Room

18' 8" x 11' 7" ( 5.69m x 3.53m )

Two double glazed bespoke windows to the front, brick built open fireplace, wooden flooring, two radiators.

## Kitchen/ Dining Area

Beautifully presented fitted kitchen with a range of base and eye-level units, marble worktops surrounding, butler style sink and drainer with mixer tap, integrated electric oven, 5 ring gas hob and extractor fan over, integrated dish washer, bi-folding doors to the side leading to the garden, walk-in larder with light, two double glazed bespoke windows to the rear, two bespoke skylights, space for American fridge/freezer, space for table, spot lights, two vertical radiators and laminate flooring.

## Snug

Laminate flooring, window hatch looking through to the kitchen, spot lights.

## Utility Room

7' x 6' 9" ( 2.13m x 2.06m )

Eye level units, counter surface with splash back, space and plumbing for washing machine, space and plumbing for tumble drier, space and plumbing for dishwasher, wall mounted boiler, spot lights, tiled flooring, door leading to:

## Boot Room

5' 9" x 3' 4" ( 1.75m x 1.02m )

Built-in-cupboard, tiled flooring, double glazed pedestrian door to the garden, and door to the utility room.

## Shower Room

Low level WC, wash hand basin, corner shower cubicle, extractor fan, tiled flooring.

## Landing

Carpet flooring, loft access with light and 3/4 boarded.

## Bedroom One

11' 7" x 11' 3" ( 3.53m x 3.43m )

Double glazed bespoke window to the front, wooden flooring, and radiator.

## Bedroom Two

11' 7" x 9' ( 3.53m x 2.74m )

Double glazed bespoke window to the front, carpet flooring, and radiator.

## Bedroom Three

11' 6" x 7' 1" ( 3.51m x 2.16m )

Double glazed bespoke window to the rear, carpet flooring, and radiator.

## Shower Room

Double glazed bespoke window to the rear, wet room style shower, low level WC, wash hand basin, airing cupboard, spot lights, partly tiled walls and laminate flooring.

## Front Garden

Iron gate to the front, pathway to the wooden front door, path wrapping around either side of the property with one path leading to the rear garden, shrubs and fenced borders.

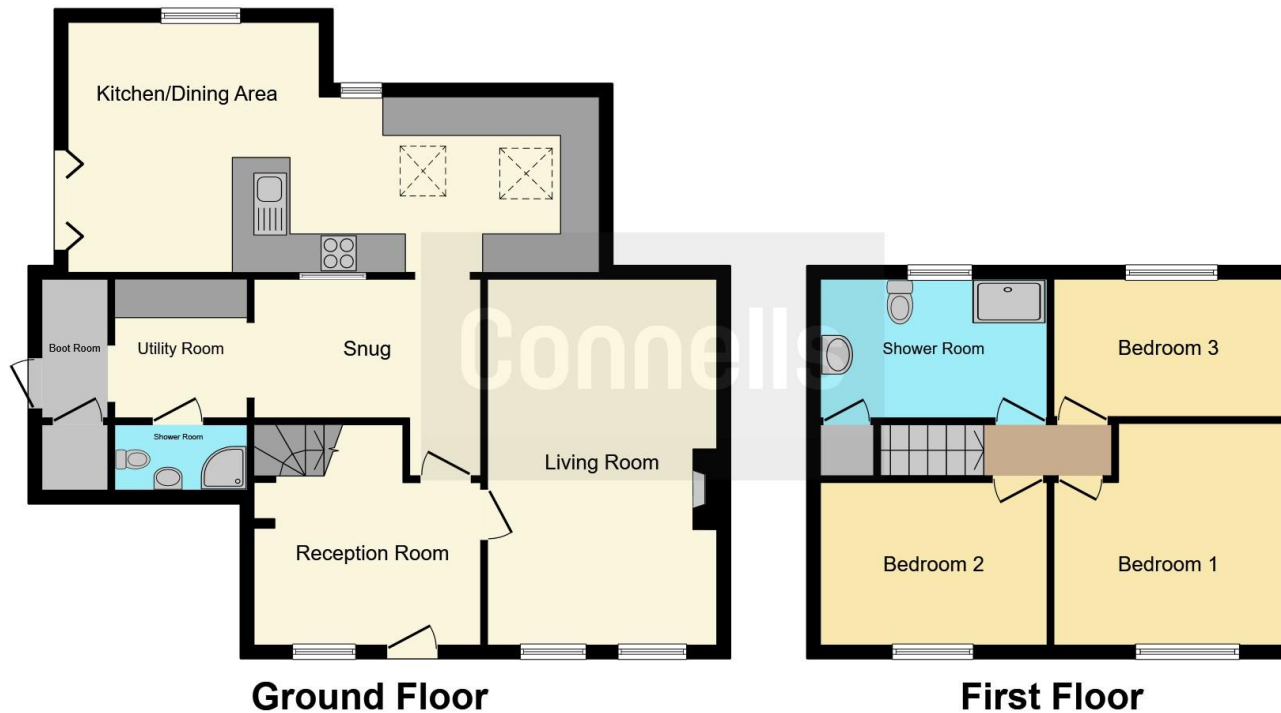
## Rear Garden

A large garden, area partially laid to lawn, patio area, breeze house which is fully heated with power for all year round usage, shed, secure five bar gate leading to parking area for 3/4 cars.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01342 717 727**

**E [copthorne@connells.co.uk](mailto:copthorne@connells.co.uk)**

4 Copthorne Bank  
COPTHORNE RH10 3QX

**view this property online [connells.co.uk/Property/COP403133](http://connells.co.uk/Property/COP403133)**

**Directions to this property:**

Travelling from our agent's office in Copthorne Bank in an easterly direction, turn right into Meadow Approach, left onto The Meadow continue down to the T- junction turn right then left, continue along and the property is on the left hand side.

**EPC Rating: D**

Tenure: Freehold



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