



**Connells**

Little Paddock Mill Lane  
Cophorne





## Property Description

Discover this exceptional three/four-bedroom chalet bungalow located on a popular lane on the outskirts of Cophorne Village. This property offers remarkable size and versatility, making it a must-see. The ground floor features a large dual-aspect lounge with a charming inglenook fireplace, perfect for cozy winter evenings. Adjacent is a spacious family/dining room overlooking the rear garden, ideal for family gatherings and social events. The ground floor also includes a third and fourth bedroom/study, along with a bathroom featuring both a bath and separate shower.

Upstairs, finds an additional bedroom and family bathroom, plus a stunning master suite with a bedroom, dressing area, and en-suite bathroom. Outside, the property boasts a driveway with ample parking, a carport, and a double garage. The private south-facing rear garden features mature shrubs and a Koi Pond, providing a tranquil retreat. Enjoy a rural feel with the convenience of nearby village shops and easy access to East Grinstead, Crawley, and major transport links.

## Entrance Hall

Wooden front door leading to the spacious hallway, radiator, large shoe/coat cupboard, carpeted stairs leading to the first floor.

## Lounge

26' 2" +bay window x 12' 2" ( 7.98m +bay window x 3.71m )

Double glazed bay window to the front, double glazed sliding patio doors to the rear looking out onto the garden, welcoming brick-built inglenook feature fireplace, four radiators and wall mounted lights.

## Kitchen/ Breakfast Room

15' 4" x 8' 1" ( 4.67m x 2.46m )

A fitted kitchen with a range of base and eye-level units, stainless steel sink and drainer, work surfaces surrounding with tiled splash back, space and plumbing for dishwasher, integrated electric hob with extractor fan over, integrated electric double oven and microwave, space for under counter fridge, space for table, double glazed window to the rear, radiator and tiled flooring, door to:

## Dining/ Family Room

13' 7" x 21' 11" ( 4.14m x 6.68m )

Double glazed windows covering three sides looking out onto the rear garden, double glazed French patio doors either side of the room leading to the garden patio, two radiators, spot lighting and tiled flooring.

## Utility Room

15' 5" max x 9' 7" max ( 4.70m max x 2.92m max )

Door to the rear giving access to the garage, stainless steel sink and drainer, airing cupboard housing the water tank, wall mounted Baxi boiler, radiator, wooden door leading to the rear garden, space and plumbing for washing machine, space and plumbing for tumble dryer.



### Bedroom Three

13' 5" x 9' 4" ( 4.09m x 2.84m )

Double glazed window to the front, and radiator.

### Bedroom Four/ Study

10' 5" x 8' 5" ( 3.17m x 2.57m )

Double glazed window to the front, and radiator.

### Bathroom

Panel enclosed bath with hand shower, low level W.C., wash hand basin, walk-in shower with electric shower, tiled walls, extractor fan, radiator.

### First Floor

#### Landing

Double glazed window to the rear, two double built-in wardrobes/storage cupboards, and loft access.

### Bedroom One

30' 10" max x 15' 2" max ( 9.40m max x 4.62m max )

Double aspect with two double glazed windows to the front and one double glazed window to the rear, over bed built-in wardrobes and nightstands, two built-in double wardrobes, four radiators, access to the dressing area with built-in-wardrobes along both walls as you lead to:

#### En-Suite

Two frosted double glazed windows to the rear, low level W.C., vanity hand wash basin with storage under, bidet, shower cubicle with shower over, spot lighting and radiator.

### Bedroom Two

13' 10" x 12' 4" ( 4.22m x 3.76m )

Double glazed window to the front, eaves storage, and radiator.

### Bathroom

Double glazed frosted window to the rear, wash hand basin, low level W.C., panel enclosed bath with Victorian traditional shower mixer tap, part tiled, and radiator.

### Double Garage

17' 1" x 15' 8" ( 5.21m x 4.78m )

Electric up-and-over door to the front, pedestrian door leading to the utility room, power and light.

#### Carport

Parking for one car.

### Front Garden

Five-bar gate leading to the traditional stone driveway with parking for 3/ 4 cars leading to the double garage and carport. Area laid to lawn, wooden side gate leading to the rear garden, mature trees and shrubs.

### Rear Garden

Lovely South facing garden with large stone patio area, laid to lawn with a path down the middle leading to a beautiful Koi Pond, mature tree borders, mature plants and shrubs, wooden side gate leading to the front of the property.

#### Agent Notes:

*The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.*













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/COP403940](http://connells.co.uk/Property/COP403940)**

**Directions to this property:**

Travelling from the agent's office in Copthorne Bank turn left at The Prince Albert pub, follow the road to the end of Brookhill road at the end of the road turn left on to Copthorne Common Road, follow the road until you reach the Duke's Head roundabout turn left at the roundabout, turn second left in to Mill Lane, the property is located on the left hand side.

**EPC Rating: D**

Tenure: Freehold



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