



**Connells**

Beechey Close  
Cophorne



# Beechey Close Cophorne RH10 3LS

for sale offers in excess of  
**£550,000**



## Property Description

Introducing the charming four -bedroom detached family home nestled in a cul-de-sac within the picturesque village of Cophorne.

With its spacious layout, with a cosy lounge and a newly refurbished generous sized kitchen and separate dining room; it is the perfect place for entertaining. This property offers an ideal setting for family gatherings. Complete with four generously sized bedrooms, a ground floor shower room, additional room currently used as a study, and first-floor family bathroom, convenience meets comfort at every turn.

With a garage, parking, and NO ONWARD CHAIN, seize the opportunity to make this your dream family home.

Contact us now to schedule your viewing and experience the allure of village living firsthand.

## Porch

Double glazed door to the front, laminate flooring and shoe cupboard.

## Hall

Radiator, laminate flooring and carpeted stairs to the first floor.

## Cloakroom

Refitted cloakroom with frosted double glazed window to the side, double walk in shower cubicle with shower over, low level W.C., vanity hand wash basin with storage under, tiled flooring, tiled walls, chrome heated towel radiator, and spot lighting.

## Lounge

14' 10" x 12' 8" ( 4.52m x 3.86m )

Double glazed window to the front, brick- built feature fireplace, built-in cupboard and shelving unit, laminate flooring, cupboard.

## Kitchen

21' 9" x 8' 10" ( 6.63m x 2.69m )

A refitted kitchen with a range of base and eye-level white gloss units, stainless steel sink with mixer tap and drainer, roll worktop surfaces surrounding to the breakfast bar, integrated induction hob, integrated electric oven with cooker hood over, integrated dishwasher, space for fridge/freezer, laminate flooring, and spot lights. Double glazed window to the rear, double glazed sliding patio doors leading to the rear garden, double glazed pedestrian door to the side.

## Dining Room

11' 4" x 8' 8" ( 3.45m x 2.64m )

Double glazed window to the rear, double glazed pedestrian door to the side with access to the decking outside, radiator, laminate flooring, sliding door leading to:

## Study

Area currently used as a study, sliding doors leading to the dining room.

## Landing

Double glazed window to the side as you ascend the stairs, airing cupboard, loft access: part boarded housing the combi boiler.

## Bedroom One

Double glazed window to the front, radiator, built-in-wardrobe.

## Bedroom Two

Double glazed window to the front, radiator, built-in-double wardrobe.

## Bedroom Three

Double glazed window to the rear. laminate flooring, and radiator.

## Bedroom Four

Double glazed window to the rear. laminate flooring, and radiator.

## Bathroom

Frosted double glazed window to the rear. panel enclosed bath with shower over and screen, low level W.C., vanity wash hand basin with storage under, chrome towel

radiator, extractor fan, tiled walls, tiled flooring.

## Garage

Up and over door to the front, light, and power.

## Front Garden

Block paved brick driveway with access to the garage and parking for 3/4 cars. Side gate leading to the rear garden.

## Rear Garden

Low maintenance garden with decking area, steps leading down to the lawn, two further patio areas, wall and fenced borders, side gate leading to the front of the property.

## Disclaimer:

Please note the interior photographs are computer generated images.

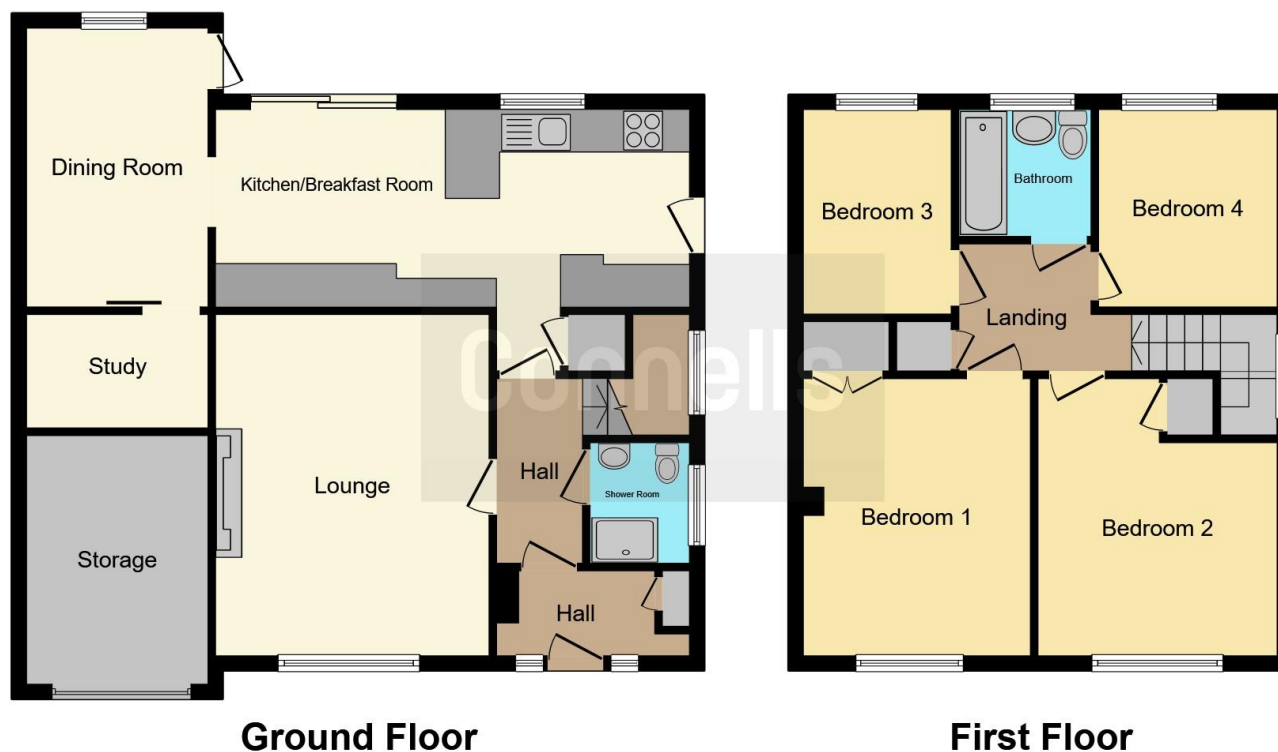












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01342 717 727**  
**E [cophorne@connells.co.uk](mailto:cophorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

**view this property online [connells.co.uk/Property/COP403839](http://connells.co.uk/Property/COP403839)**

**directions to this property:**

Travelling from the agent's office in Copthorne Bank, take the third right into Borers Arms road, take the second right into Knowle Drive, then take the second right into Beechey Close, travel to the end of the cul-de-sca and the property is directly in front of you.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COP403839 - 0010