



**Connells**

Akehurst Close  
Cophorne



## Property Description

**\*\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*\***

Don't be fooled by appearances - this home is like a Tardis, offering far more space than you'd expect! Nestled in the heart of the village, this impressive five-bedroom family home is perfect for those looking for both comfort and convenience.

Inside, you'll find four generously sized double bedrooms and a cozy single bedroom, complemented by a separate bathroom and W.C., both enhanced by the luxury of a Japanese style toilet. The ground floor has been extended to provide a spacious lounge that seamlessly flows into a rear dining room, complete with double-glazed sliding patio doors that open onto the beautifully maintained rear garden.

The kitchen features a useful family breakfast area, while a convenient utility/shower room and an additional W.C., also fitted with a Japanese style toilet, complete the ground floor. The integrated garage offers easy access from the hallway, and there's ample parking on the front driveway.

The rear garden is a true oasis, thoughtfully designed with mature shrubs, a charming summer house, fenced borders, and a lovely patio area. Whether you're looking for a space to entertain, relax with a good book, or enjoy pottering around, this garden offers endless possibilities for any lifestyle.

## Entrance Hall

Double glazed door to the front, double

glazed window to the side, radiator, two cupboards, alarm system, and carpeted stairs leading to the first floor.

## Lounge

20' 1" x 13' 8" ( 6.12m x 4.17m )

Dual aspect with double glazed window to the front, two glass brick units allowing extra light in, and double glazed window to the rear. Gas feature fireplace with marble surround, radiator, and wall lights.

## Kitchen/ Breakfast Room

There are two distinct areas as follows:

### Kitchen

12' 5" x 9' 1" ( 3.78m x 2.77m )

Fitted kitchen with a range of base and eye-level units with marble work surface surrounding, stainless steel sink with drainer, tiled splashbacks, dual Master range oven with 5 ring hob, radiator (currently disconnected, to be replaced with an electric heater), space and plumbing for dish washer, space for fridge/freezer, double glazed window to the rear, extractor fan and tiled flooring.

### Breakfast Area

9' 3" x 8' 9" ( 2.82m x 2.67m )

Breakfast area houses an additional ceramic hand wash basin and drainer, larder, alcove with shelving, breakfast bar, spotlights, and two radiators.

### Dining Room

13' 5" x 9' 1" ( 4.09m x 2.77m )

Double glazed patio sliding doors to the rear, double glazed window to the side, and radiator.

### Utility Room

9' 1" max x 7' 7" max ( 2.77m max x 2.31m max )

Double glazed window to the rear, double glazed pedestrian door to the side, space for washing machine, space for tumble dryer, space for fridge/freezer, and access to tiled shower cubicle.

### Cloakroom

Located in the garage with access from the utility room. Frosted double glazed window to the side, low level Japanese toilet, and hand wash basin.

### Landing

Loft access.

### Bedroom One

11' 5" x 11' to wardrobe ( 3.48m x 3.35m to wardrobe )

Double glazed window to the front, built-in-wardrobe the length of the room, and radiator.

### Bedroom Two

11' 4" x 8' 11" to wardrobe ( 3.45m x 2.72m to wardrobe )

Double glazed window to the rear, three built-in-wardrobes with sliding mirrored doors, and radiator.

### Bedroom Three

9' 11" x 8' 8" ( 3.02m x 2.64m )

Double glazed window to the rear, built-in-wardrobe, spotlights, and radiator.

### Bedroom Four

9' 11" x 8' 2" ( 3.02m x 2.49m )

Double glazed window to the front, built-in-cupboard over the stairs, and radiator.

### Bedroom Five

8' x 5' 11" ( 2.44m x 1.80m )

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

### Shower Room

Frosted double glazed window to the rear, double shower cubicle, hand wash basin, tiled walls, 'ladder' style towel radiator, cupboard housing the wall mounted combi boiler, and spotlights.

### W.C.

Frosted double glazed window to the side, low level Japanese style toilet, and hand wash basin.

### Garage

20' 3" max x 10' 10" ( 6.17m max x 3.30m )

Electric door to the front, and pedestrian door leading to the utility room.

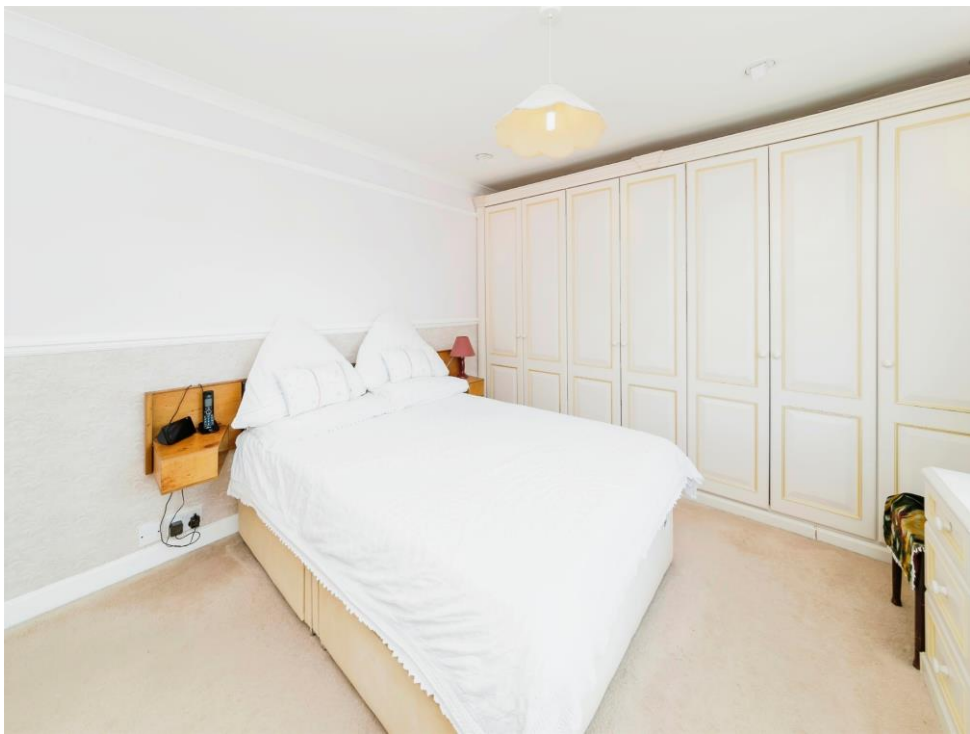
### Front Garden

Driveway parking for two cars, area laid to lawn, flower beds, and access to the rear garden house sides of the property.

### Rear Garden

Paved patio seating area, mainly laid to lawn with shrubs, fenced borders, outside tap, and winding path leading to the purpose-built summer house at the rear: with power, tiled flooring, and fan light.









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**directions to this property:**

Travelling from the agents office on Copthorne Bank in a westerly direction turn left at The Prince Albert pub and continue down taking the third left in to Church Lane. Continue and take the first left hand turn in to Akehurst Close, the property can be found directly on the right-hand side.

**EPC Rating: D**

Tenure: Freehold



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