



**Connells**

The Meadow  
Cophorne

# The Meadow Cophorne RH10 3RH

for sale offers in excess of  
**£400,000**



## Property Description

A good-sized family home located in the Village of Cophorne. The property requires some modernisation but has been extended to provide lounge and separate dining room, giving the family the opportunity to spread out and have their own space.

On the first floor there are three bedrooms and a family bathroom.

Outside there is a South facing rear garden, a garage and driveway to the front providing off road parking.

## Entrance Hall

Wooden door to the front, slim line window to the front, radiator, laminate flooring, and carpeted stairs leading to the first floor.

## Lounge

22' 8" x 10' 8" max ( 6.91m x 3.25m max )

Double glazed window to the front, gas feature fireplace (currently disconnected) with marble surround, and radiator.

## Dining Room

10' 1" x 9' 2" ( 3.07m x 2.79m )

Double glazed French patio doors to the rear, and radiator.

## Kitchen/ Utility

19' 8" x 8' 3" ( 5.99m x 2.51m )

A fitted kitchen with a range of base and eye-

level cream units and work surfaces surrounding, sink with one-and-a half bowl with mixer tap and drainer with tiled splashback, part tiled walls, wall mounted boiler, space for cooker, cooker hood over, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dish washer, double glazed window to the rear, single glazed window to the side and double glazed windows to the side, double glazed pedestrian door to the side, tiled flooring, spot lights, radiator, and storage cupboard.

## Landing

Double glazed window to the side as you ascend the stairs. Loft access: pull down ladder, light and part boarded.

## Bedroom One

11' 9" max x 8' 8" max ( 3.58m max x 2.64m max )

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

## Bedroom Two

10' 4" max x 9' 9" ( 3.15m max x 2.97m )

Double glazed window to the rear, airing cupboard, and radiator.

## Bedroom Three

8' x 6' ( 2.44m x 1.83m )

Double glazed window to the front, and radiator.

## Bathroom

Frosted double glazed window to the rear, panel bath with electric shower, low level W.C., hand wash basin, tiled walls, tiled flooring, and radiator.

## Garage

20' 6" x 8' 3" ( 6.25m x 2.51m )

Up and over door to the front, window to the rear, pedestrian door to the side, power and light.

## Front Garden

Driveway with parking for 2/3 cars, area laid to lawn with shrubs, key coded gate with access to the side leading to the rear garden.

## Rear Garden

South facing garden with patio area, mainly laid to lawn, tree lined and fenced borders.









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)

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**view this property online [connells.co.uk/Property/COP403993](http://connells.co.uk/Property/COP403993)**

**directions to this property:**

Travelling from the agent's office in Copthorne Bank proceed into Meadow Approach at the T-junction turn left into The Meadow follow the road round and then turn left, follow the road and you will find the property on the right-hand side just before the village Green.

**EPC Rating: D**

Tenure: Freehold



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Property Ref: COP403993 - 0006