





Property Description

This stunning and spacious 1800 square feet (approximate,) four-bedroom semi-detached house is situated in the highly sought-after village of Copthorne. On the ground floor, it offers a large living room and a bright conservatory, perfect for unwinding with a good book. There's also a versatile reception room, ideal for formal dining or as an additional family space. The spacious kitchen/breakfast room is perfect for family meals or entertaining guests, while the utility room helps keep household chores out of sight. A convenient shower room and W.C. complement the main family bathroom and the en-suite.

Upstairs, the first floor boasts three double bedrooms and a single bedroom with a built-in wardrobe. The upstairs also benefits from stunning views of the North Downs. The master bedroom includes its own en-suite and spacious walk-in wardrobe, creating a peaceful retreat for parents.

Outside, the property features a large front garden with ample parking on the driveway, as well as a lawn area and garage access. To the side, you'll find a private patio, and the rear garden offers additional privacy, with a lawn and mature shrubs providing a serene outdoor space.

Entrance Hall

Double glazed door to the front, double glazed window to the side, under stairs cupboard, carpeted stairs leading to the first floor.

Living Room

24' 7" x 10' 6" (7.49m x 3.20m)

Double glazed window to the front, feature fireplace with log burner inset, wall up lights, original parquet flooring, and double doors opening to:

Conservatory

9' 8" x 10' 3" (2.95m x 3.12m)

Double glazed window surrounding the rear and side, double glazed pedestrian door to the side leading to the rear garden. Strip lighting, radiator, and wooden flooring.

Reception Room

16' 6" x 13' 6" (5.03m x 4.11m)

Two double glazed windows to the front, storage cupboard, and radiator.

Kitchen

11' 7" max x 22' 8" max (3.53m max x 6.91m max)

A fitted kitchen with a range of base and eye level sage units, roll top work surface surrounding to the breakfast bar surrounding, integrated eye level double electric oven, electric induction hob with extractor fan over, under counter fridge, under counter freezer, wall mounted boiler, radiator, spotlights, wooden flooring, and space for table.

Dual aspect with two double glazed windows to the rear, and one double glazed window to the side.

Hall

Access to the shower room and utility room, and pedestrian door to the side.

Utility

6' 1" x 4' 5" (1.85m x 1.35m)

Double glazed window to the rear, space for fridge/freezer, space and plumbing for washing machine, and space and plumbing for tumble dryer.

Shower Room

Frosted double glazed window to the side, low level W.C., wash hand basin, tiled shower cubicle, and 'ladder' style heated towel radiator.

Landing

Loft access:

Loft One: over the top of bedroom One. Fully boarded with full down ladder.

Loft Two: over the top of the remaining house with pull down ladder and light.

Bedroom One

15' 5" x 10' 4" (4.70m x 3.15m)

Dual aspect with double glazed window to the front and double glazed window to the side, walk-in-wardrobe, and radiator.

Walk-In-Wardrobe

7' 2" x 5' 1" (2.18m x 1.55m)

Double glazed window to the rear.

En-Suite

Frosted double glazed window to the rear, low level W.C., vanity wash hand basin with storage under, tiled shower cubicle, and low-level storage cupboard.

Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

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

Bedroom Three

11' 4" x 9' 9" (3.45m x 2.97m)

Double glazed window to the rear, built-in double wardrobes, and radiator.

Bedroom Four

9' 7" x 6' 6" (2.92m x 1.98m)

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

Bathroom

Frosted double glazed window to the rear, low level W.C., vanity wash hand basin with storage under, panel bath with shower over, part tiled walls, and 'ladder' style towel radiator.

Garage

16' 6" x 8' 3" (5.03m x 2.51m)

Electric roller door to the front, side door leading to the patio area, power and light.

Front Garden

A shingle driveway sweeps round with parking for several cars and access to the garage, and raised flower beds. To the left is a large sized garden which is mainly laid to lawn with shrubs and fenced borders. To the side there is a wooden gate giving access to the side and rear gardens.

Side/Rear Garden

To the side is a large secure paved patio area leading to the rear garden.

The rear garden is mainly laid to lawn with mature trees and mature shrubs, outside tap, and a path leading to the outbuilding to the rear.

Outbuilding

19' 1" x 8' 3" (5.82m x 2.51m)

Large block brick constructed building with double door entrance. Plenty of storage space. This space offers potential to be of multi-use with a considerable space, and the benefit of power and light.









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

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directions to this property:

From our Copthorne Bank office proceed in an easterly direction, follow the road along passing Borers Arms Road, the property can be found further down on the left-hand side just after the bend.

EPC Rating: C

Tenure: Freehold

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