





Property Description

This cottage is perfect for a first-time buyer who is keen to put their stamp on a property. With a large amount of scope to extend STPP as well as still looking to benefit from the original character features, this cottage simply should not be missed.

The ground floor comprises of two reception rooms (both with open fireplaces). kitchen, utility room and bathroom.

On the first floor are two double bedrooms, one with built-in-wardrobes.

To the rear of the property a spacious rear garden which is mainly laid to lawn, perfect for entertaining in them warm summer months.

This cottage feels like a peaceful retreat, blending historic charm and modern comfort in a compact yet inviting layout. Viewings are highly recommended.

Entrance Porch

Double glazed door to front, double glazed window to side, tiled flooring, and wooden door accessing:

Lounge

10' 10" to the fireplace x 11' 6" (3.30m to the fireplace x 3.51m)

Double glazed sash window to front, radiator, wall lights, and feature fireplace with brick surround.

Dining Room

10' 2" x 11' 6" (3.10m x 3.51m)

Double glazed sash window to rear, feature fireplace, radiator, understairs cupboard housing the boiler, and sliding door leading to:

Kitchen

8' 5" x 6' 9" (2.57m x 2.06m)

Fitted kitchen with a range of base and eye-level units, stainless steel sink & drainer, gas oven with gas hob and cooker hood over, tiled splash backs with work surface surrounding, space for under counter fridge, and tiled flooring. Double glazed window to side, door to utility area.

Utility Area

Double glazed door to garden, space and plumbing for washing machine and space for fridge or freezer.

Bathroom

Double glazed window to rear, panel bath with shower over, low level WC, wash hand basin, part tiled walls, tiled flooring, and radiator.

Landing

Carpeted stairs, and loft access.

Bedroom One

11' 6" x 10' 1" (3.51m x 3.07m)

Double glazed sash window to the rear, and radiator.

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)

Double glazed sash window to the front, radiator, and large cupboard.

Front Garden

Driveway with parking for 1 car, shared driveway leading to single garage and parking for one to the front.

Rear Garden

Access to the garage, mainly laid to lawn with an area of patio, trees and fenced borders.

Garage

14' 7" x 9' 1" (4.45m x 2.77m)

Up-and-over door.









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

To view this property please contact Connells on

T 01342 717 727
E copthorne@connells.co.uk

4 Copthorne Bank
COPTHORNE RH10 3QX

view this property online connells.co.uk/Property/COP404000

Directions to this property:

Travelling from the agent's office on Copthorne Bank, turn left at The Prince Albert village pub on to Brookhill Road, turn third left on to Church Lane. The property can be found mid-way down on the left hand side.

EPC Rating: D

Tenure: Freehold



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