



Connells

Heather Mount Snowhill Lane
Cophorne

Heather Mount Snowhill Lane Cophorne RH10 3EL

for sale
£540,000



Property Description

Nestled down a peaceful lane, this rare 4-bedroom charming Victorian property offers an exciting opportunity for those looking to put their personal touch on a home with abundant potential. Located in a serene semi-rural setting, it combines the best of countryside living with easy access to nearby amenities.

With three reception rooms, a welcoming kitchen and a ground floor cloakroom the home offers excellent space for both family life and entertaining.

On the first floor you will find two double bedrooms featuring classic cast iron fireplaces and high ceilings, as well as two single bedrooms and a family bathroom for convenience.

The good-sized garden provides an outdoor retreat perfect for gardening enthusiasts to enjoy the peaceful surroundings.

To the front the property benefits from a carport and off-road parking for two cars, with mature shrubs surrounding.

While the property requires some work to reach its full potential, it provides a solid foundation with spacious rooms, a generous layout, and period features. This unique property must be added to your viewing list.

Entrance Hall

Wooden door to the side, electric storage

heater, heat pump supplying cooling in the summer and heat during the winter, under stairs cupboard, and a stunning wide carpeted staircase leading to the first floor.

Cloakroom

Low level W.C., hand wash basin, and tiled flooring.

Living Room

14' max x 13' max (4.27m max x 3.96m max)

Original sash window to the front, feature fireplace with log burner and wooden surround, and electric storage heater.

Reception Room

15' 1" x 10' 7" max (4.60m x 3.23m max)
Feature cast iron fireplace with decor surround, wall lights, electric storage heater, stepping into:

Dining Room

14' 6" x 11' 9" (4.42m x 3.58m)
Windows to the rear and side, double wooden pedestrian door to the side leading to the rear garden, and electric storage heater.

Kitchen/Breakfast Room

17' 9" x 10' 4" max (5.41m x 3.15m max)

A country style fitted kitchen with a range of base and eye-level units, work surfaces surround to the breakfast bar, with one-and-a-half bowl sink and drainer, space for fridge/freezer, space and plumbing for dish washer, inset AGA with tiled splash back and cooker hood over, space for electric oven, laminate flooring, space for table, and strip lighting. Larder storage with shelving and window to the rear, and pedestrian door to the rear with access to the garden. Two windows to rear, and window to the side, wooden pedestrian door to the side.

Utility

Accessed from the rear garden, space and plumbing for washing machine, and space and plumbing for tumble dryer.

Landing

Loft access with ladder and light.

Bedroom One

13' x 13' 11" (3.96m x 4.24m)

Original sash window to the front, original cast iron feature fireplace with marble surround, and electric storage heater.

Bedroom Two

15' 3" max x 10' 7" max (4.65m max x 3.23m max)

Double glazed window to the rear, original cast iron feature fireplace with marble surround. and electric storage heater.

Bedroom Three

11' 9" x 7' 6" (3.58m x 2.29m)

Original sash window to the front, and electric storage heater.

Bedroom Four

11' 5" x 5' 10" (3.48m x 1.78m)

Sliding wooden door to access, double glazed window to the side, vanity sink with storage under and tiled splash back, wall lights, and electric storage heater.

Bathroom

Double glazed window to the rear, panel bath, low level W.C., wash hand basin, storage cupboard, and radiator.

Front Garden

Surrounded by mature shrubs to create an authentic oasis as you enter, car port and parking for two cars, and access to the rear garden.

Rear Garden

Large patio area, and path leading to the end of the garden, mainly laid to lawn with beautiful matures trees and walls surrounding the borders, and mature shrubs. Summer house to the rear, and two sheds to the rear of the carport.









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

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view this property online connells.co.uk/Property/COP404110

Directions to this property:

Travelling from the agent's office on Copthorne Bank in an easterly direction, continue around the left hand bend and all the way down to the traffic lights at Keepers Corner. Turn right onto the Effingham road and continue for just over a mile opposite the Effingham Park hotel you will see the entrance to the garden centre, turn in then, turn immediately right into the lane and the property can be found on the left-hand side.

EPC Rating: D

Tenure: Freehold



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