



**Connells**

Fron dwell Church Road  
Cophorne





## Property Description

This spacious 4-6 bedroom detached family home offers the perfect blend of character, modern living, and flexibility.

Situated in the heart of a charming village, the property enjoys amazing views of the village church and is ideally located within easy reach of local amenities, schools, and transport links.

The standout feature of this home is the beautifully designed kitchen/diner, which provides a fantastic space for both family living and entertaining. With ample room for dining and cooking this light-filled area truly forms the heart of the home.

The flexible accommodation offers a range of possibilities, with the potential for an annex or multi-generational living, depending on your needs.

The property boasts a generous bedroom to the first floor, which can easily be transformed into two rooms or serve as a luxurious Master, complete with an en-suite bathroom and dressing room. Another bedroom occupies its own 'den' area. A further bedroom benefits from its own en-suite. Each of the remaining bedrooms are well proportioned providing ample space.

Externally the large wrap around garden is perfect for outdoor activities, and family gatherings. The sweeping driveway offers parking for multiple vehicles, ensuring convenience.

This unique home offers so much potential and is ready to be adapted to your personal

style/needs. Don't miss the opportunity to view this exceptional property and experience everything it has to offer.

### Entrance Hall

Wooden composite door to the front, spotlights, radiator, storage cupboard, tiled flooring, and carpeted stairs leading to the first floor.

### Cloakroom

Low level W.C., marble effect hand wash basin, and wooden flooring.

### Utility

6' 4" x 5' 6" ( 1.93m x 1.68m )

Space and plumbing for washing machine, and space and plumbing for tumble dryer, and the hot water cylinder, and wall mounted boiler.

### Kitchen/Diner

22' 5" x 30' 2" ( 6.83m x 9.19m )

Double glazed window to the rear, double glazed French patio doors to the rear. A fitted kitchen with Oak wall and base units. Stainless steel sink with one and a-half bowls and drainer with marble worksurfaces surrounding, 5 ring Gas hob with stainless steel cooker hood over, integrated eye-level electric double oven, integrated fridge/freezer, integrated dishwasher, space for large dining table, space for sofa, tiled flooring, two radiators and spotlights.

### Living Room

20' 4" max x 12' 1" ( 6.20m max x 3.68m )

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

### Bedroom Five/ Office Space

12' 1" x 13' 5" ( 3.68m x 4.09m )

Double glazed window to the front, radiator, and spotlights.

## Reception Room

18' 3" x 10' 2" ( 5.56m x 3.10m )

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

This room and Bedroom Six/Reception room have a stud wall between them, so it could be transformed into a large room overlooking the rear garden.

## Bedroom Six/ Reception Room

18' 3" x 9' 3" ( 5.56m x 2.82m )

Double glazed window to the rear, radiator, and spotlights.

## Utility Area

8' 7" x 11' 1" ( 2.62m x 3.38m )

Double glazed window to the front, wall and eye base cream units with roll top worksurfaces, radiator, spotlights, and double glazed pedestrian door to the side.

## Storage

Double glazed window to the front.

## Landing

Spotlights, and double glazed velux window to the front.

## Bedroom One

16' 4" x 11' 3" ( 4.98m x 3.43m )

Double glazed window to the rear, double glazed velux window to the side, three double built-in-wardrobes, radiator, and spotlights. Opening to:

## En-Suite

Low level M.C., wash hand basin, single shower cubicle, 'ladder' style towel radiator, laminate flooring, and part tiled walls.

## Bedroom Two

27' 5" x 20' with door recess ( 8.36m x 6.10m with door recess )

Dual aspect with two double glazed widows to the front and two double glazed windows to the rear, strip lighting currently used temporarily. This room is a blank canvass

that's flexible for a variety of uses depending on your needs. The room offers the space and potential to create two bedrooms, or a large Master bedroom with scope of an en-suite and dressing room. Currently the interior extension offers light weight block walls, timber flooring with chipboard, and plaster board ceiling. The shell of the room is ready for any additional plumbing and electrics/power outlets to be included. Access to the large loft with pull down ladder, light and fully boarded.

## Bedroom Three

11' 3" x 17' 6" ( 3.43m x 5.33m )

Double glazed window to the rear, radiator, and spotlights.

## Bedroom Four

10' 8" x 16' 7" ( 3.25m x 5.05m )

Double glazed window to the front, double glazed velux window to the side, spotlights, radiator, eaves storage, cubby hole opening to: 'secret den' with light.

## Bathroom

Frosted double glazed window to the front, low level W.C., vanity hand wash basin, panel bath with shower and screen plus storage to the end of the bath, tiled walls, exactor fan, laminate flooring, and spotlights.

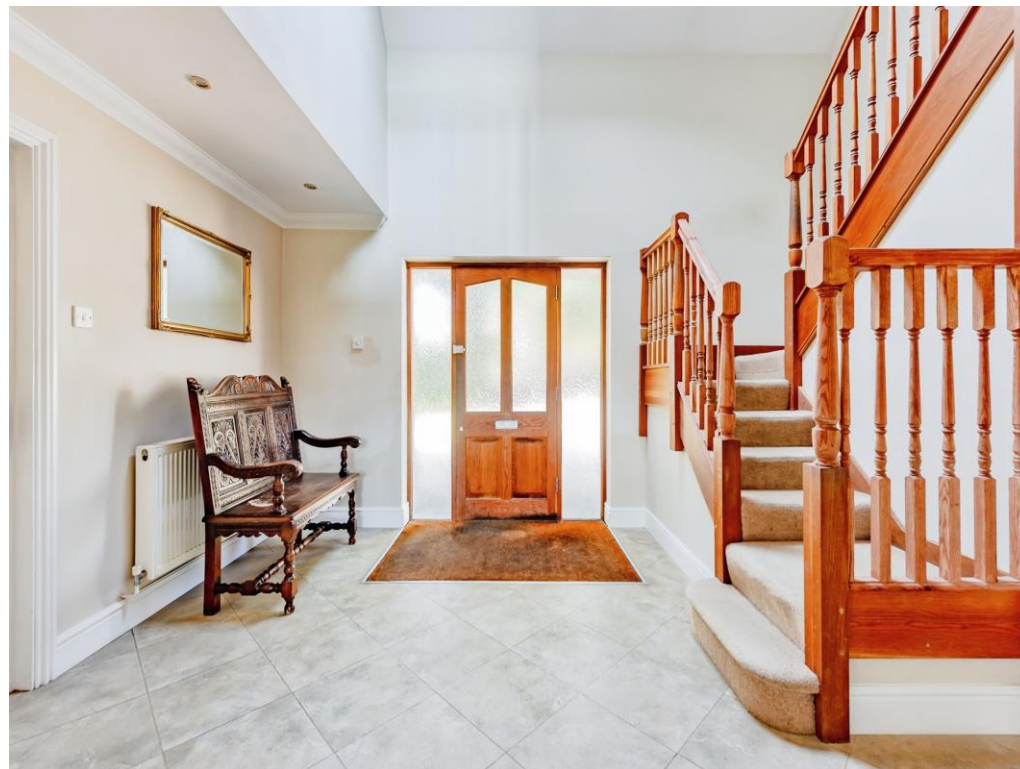
## Front Garden

Sweeping shingle driveway with parking for numerous cars, area laid to lawn with mature trees screening privacy, and fenced border to the front and surrounding.

## Rear Garden

Large walled patio spanning the width of the property, mainly laid to lawn, mature shrubs surrounding the fenced border, mature trees, side gate leading to the front of the property.

Timber frame shed/storage area with double doors to the front.















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#### Directions to this property:

Travelling from our office on Copthorne Bank, head east on Copthorne Bank towards Roffey's Close, turn right on to Borers Arms Road, turn right onto Church Road. The property can be found on the left-hand side opposite the church entrance.

**EPC Rating: C**

Tenure: Freehold



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