



Connells

Windyridge Borers Arms Road
Cophorne

Windyridge Borers Arms Road Cophorne RH10 3LJ

for sale guide price
£700,000-£750,000



Property Description

An absolute gem in one of Cophorne's most sought-after roads, this charming older-style extended property sits on a generous plot, bursting with potential.

The spacious sitting room overlooks a beautifully maintained front garden, while the rear of the house offers versatile living with three further reception rooms, including a dining room opening into a bright conservatory-ideal for entertaining or unwinding with stunning garden views. The well-positioned kitchen faces the rear, adjacent to the dining room, while a tucked-away study/fourth bedroom provides a perfect space for work, study, or guests. A welcoming hallway, ample storage, and external access to a W.C. add to the convenience.

Upstairs, two generous double bedrooms, a single bedroom, a family bathroom, and a separate W.C. offer comfortable living space.

The expansive rear garden is a true highlight, with a beautifully kept lawn flowing into a dedicated vegetable-growing area, complete with a shed and greenhouse, all overlooking open fields.

A fantastic opportunity to secure a wonderful family home with endless possibilities for growth and transformation (subject to permissions).

Entrance Hall

Wooden front door with double glazed windows either side, radiator, and carpeted stairs leading to the first floor.

Lounge

22' 9" x 12' 4" (6.93m x 3.76m)

Two double glazed windows to the front, wall up-lights, and two radiators.

Dining Room

11' 3" x 12' 3" (3.43m x 3.73m)

Double glazed door to the rear with double glazed windows either side, and radiator. Leading to:

Conservatory

11' 5" x 11' 3" (3.48m x 3.43m)

UPVC frame with double glazed windows surrounding and double glazed French patio doors leading to the rear garden, electric heater, and vinyl flooring.

Study/ Bedroom Four

12' 3" x 8' 5" (3.73m x 2.57m)

Double glazed window to the rear, and radiator.

Kitchen

13' 6" x 9' 3" (4.11m x 2.82m)

A fitted kitchen with a range of wall and base units, roll-top work surfaces surrounding, stainless steel inset double bowl sink with mixer tap and drainer, tiled splash backs, space for electric cooker with cooker hood over, space and plumbing for washing machine, space and plumbing for dish washer, radiator, space for small table, larder with window to the rear and shelving, cupboard with space for fridge freezer, and wooden flooring. Double glazed window to the rear, and double glazed pedestrian door to the side

Landing

Double glazed window to the side, radiator, and airing cupboard. Loft access with pull down ladder, light and part boarded.

Bedroom One

12' 10" x 12' 8" (3.91m x 3.86m)

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

Bedroom Two

12' 1" x 11' 2" (3.68m x 3.40m)

Double glazed window to the rear, vanity hand wash basin with storage under, and radiator.

Bedroom Three

8' 3" x 7' 9" (2.51m x 2.36m)

Double glazed window to the front, and radiator.

W.C

Frosted double glazed window to the rear, low level W.C., and radiator.

Bathroom

Frosted double glazed window to the rear, tiled bath with shower, wash hand basin, part tiled walls, and radiator.

Garage

17' 1" x 9' 3" (5.21m x 2.82m)

Double fibreglass doors to the front, power and light, and window to the side.

Front Garden

Surrounded by mature trees, laid to lawn with shrubs. Driveway with parking for several cars leading to the garage.

Rear Garden

Large garden with patio, mainly laid to lawn with section areas, fenced and hedge borders, mature shrubs and trees, vegetable patch and green house, shed, and looking out onto open fields.

Outside Toilet

Frosted window to the side, and low-level W.C.,

Outside Cupboard

Large storage area.









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:

Travelling front the agent's office in Copthorne Bank, proceed in an Easterly direction turning right at Borers Arms Road. Continue along Borers Arms Road for approximately 1/4 of a mile, and the property can be found on the left-hand side.

EPC Rating: C

Tenure: Freehold



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