



**Connells**

Laneside Shipley Bridge Lane  
Cophorne



# Laneside Shipley Bridge Lane Cophorne RH10 3JL

for sale guide price  
**£650,000-£675,00**



## Property Description

This stunning chalet bungalow offers spacious and versatile living for all. The home boasts a bright living room, a dedicated dining room, and a conservatory that opens out to a generous rear garden. To the ground floor there is flexibility with two bedrooms and a modern family bathroom.

To the first floor there are two large double bedrooms sharing a Jack and Jill bathroom, and the addition of eaves storage.

The rear garden captures the sun throughout the afternoon and into the evening, perfect for relaxing or entertaining. The expansive outdoor space features a generous lawn, a patio perfect for al-fresco dining, and a serene pond that adds a touch of tranquillity. Gardening enthusiasts will appreciate the dedicated growing area to the rear.

To the front of the property, you are welcomed with a gated entrance, and a spacious driveway with ample parking for several cars.

With the spacious layout, well-proportioned bedrooms and receptions rooms, this property is highly recommended to view.

## Entrance Hall

Double glazed door to the side, wooden flooring, covered radiator, spotlights, and carpeted stairs leading to the first floor.

## Living Room

18' 5" x 12' 4" ( 5.61m x 3.76m )

Two double glazed windows to the side, double glazed French patio doors to the rear, two radiators, gas wall heater, and spotlights.

## Kitchen

12' 7" x 8' 6" ( 3.84m x 2.59m )

A fitted kitchen with a range of white high gloss base and eye-level units, work surface surrounding, stainless steel sink one-and-a-half bowl with mixer tap and drainer, NEFF appliances include: integrated eye-level electric oven and grill, integrated microwave, 4 ring induction hob with stainless steel cooker hood over, integrated under counter fridge, integrated dish washer, part tiled walls, radiator, two cupboards, and tiled flooring. Double glazed window to the side, double glazed pedestrian door to the side, and sliding doors leading to:

## Dining Room

9' 1" x 8' 7" ( 2.77m x 2.62m )

Double glazed window to the rear, wooden flooring, spotlights, gas wall heater, and radiator.

## Conservatory

14' 3" x 11' 1" ( 4.34m x 3.38m )

UPVC built frame with double glazed windows surrounding and double-glazed French patio door to the rear leading to the garden, tiled flooring, under floor heating, and ceiling fan



with light.

## Bathroom

Two frosted double-glazed windows to the rear, low level W.C., bidet, vanity wash hand basin with storage under, tiled shower cubicle, storage cupboard housing the washing machine, cupboard housing the combi-boiler, extractor fan, tiled flooring, and radiator.

## Inner Hall

Giving access to bedroom three and four.

## Bedroom Three

16' max x 8' 5" max ( 4.88m max x 2.57m max )

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

## Bedroom Four

9' 5" x 9' 2" ( 2.87m x 2.79m )

Double glazed window to the front, four cupboards, and radiator.

## Landing

Double glazed window to the side, and spotlights.

## Bedroom One

15' 8" max x 18' 4" max ( 4.78m max x 5.59m max )

Dual aspect with double glazed window to the side and three double glazed windows to the rear, access to the eaves storage, radiator,

and spotlights.

## Jack & Jill Bathroom

Double glazed velux style window to the side, panel bath, low level W.C., wash hand basin, part tiled walls, tiled flooring, spotlights, extractor fan, and chrome 'ladder' style towel radiator.

## Bedroom Two

17' 2" x 8' 7" ( 5.23m x 2.62m )

Double glazed window to the side and double-glazed window to the front, access to the eaves storage, radiator, and spotlights.

## Front Garden

Enter via a 5-bar wooden gate, brick block driveway with parking for several cars, fenced borders, wooden sleeper flower beds, and side access to the rear garden.

## Rear Garden

Beautiful South/West facing rear garden with fenced and tree lined borders, walled flower beds, mature trees, patio seating area, mainly laid to lawn, raised patio area to the rear of the garden with pond, growing boxes, and large shed with power and light.

## Outbuilding/Summerhouse

16' 9" x 6' ( 5.11m x 1.83m )

Situated to the side of the garden, double doors and large window overlooking the lawn. Power, and light. Space and plumbing for tumble dryer, and space for fridge/freezer.















**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

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4 Copthorne Bank  
COPTHORNE RH10 3QX

### Directions to this property:

Head west on Copthorne Bank towards Shipley Bridge Lane. Turn right onto Shipley Bridge Lane. Laneside will be found just before the bend on the left-hand side.

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/COP404112](http://connells.co.uk/Property/COP404112)



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