



**Connells**

Copthorne Cottage Copthorne Bank  
Copthorne



# Copthorne Cottage Copthorne Bank Copthorne RH10 3JQ

for sale  
£1,200,000



## Property Description

This beautifully extended character property is located within the sought-after village of Copthorne and sits on a large corner plot. The home seamlessly blends period charm with modern living, offering five bedrooms & three bathrooms.

On the ground floor, the property features a welcoming porch, and an airy entrance hall. The spacious kitchen is equipped with modern units, quartz counter tops, & space for a dual-fuel range oven, complemented by a practical utility room, and ground floor shower room. The two elegant reception rooms offer versatile living space: living room with bi-folding doors looking out to the stunning rear garden, and a dining room with inglenook feature fireplace, further enhanced by exposed beams, and light-filled with dual aspect windows- perfect for entertaining.

Upstairs, the master bedroom benefits from an en-suite bathroom, while 4 additional generously sized bedrooms each offer plenty of space. The luxurious family bathroom also adds convenience with a bath and separate shower.

Outside, the property boasts well-maintained gardens surrounding, a double garage with overhead storage, and a separate office. The rear garden is particularly private and features a large patio area, mature trees, plants, and shrubs, making it a haven for relaxing.

A rare opportunity to acquire this beautifully presented family home, with generous rooms and a high specification, it is not to be missed.

## Porch

Double glazed door to the front, dual aspect with double glazed windows to the front and either side, wooden flooring, space for shoes and coats, interior wooden door leading to:

## Entrance Hall

15' 9" max x 13' 2" ( 4.80m max x 4.01m )

Wooden flooring, under stairs storage, alarm system, spotlights, underfloor heating, and carpeted stairs leading to the first floor.

## Living Room

14' 2" x 23' 4" ( 4.32m x 7.11m )

Dual aspect with double glazed window to the front and double-glazed window to the side, double glazed bi-folding doors to the side opening to the patio, spotlights, wall lights, underfloor heating, digital thermostat, and wooden flooring.

## Kitchen

15' 9" x 20' 7" ( 4.80m x 6.27m )

Stunning fitted kitchen with a mixture of base and eye-level units, Quartz work surfaces surrounding with splash backs, sunken sink with multi-function spray and drainer, dual fuel range oven with 6 ring gas hob and stainless-steel cooker hood over, integrated dish washer, space for American style fridge freezer. Island with Quartz work surface and pendant lighting over, and seating. Spotlights, digital thermostat, underfloor heating, and tiled flooring. Wooden sliding door accessing:

## Utility Room

12' 5" x 10' 2" ( 3.78m x 3.10m )

Double glazed window to the rear, double glazed pedestrian door to the rear, built-in cupboard housing the boiler, hot water cylinder, water softener, and CCTV hub. Base units, sunken stainless-steel sink with mixer

tap and multi-function spray and drainer, space for washing machine, space for tumble dryer, spotlights, extractor fan, underfloor heating, digital thermostat, and tiled flooring.

### Dining Room

12' 7" x 23' 3" ( 3.84m x 7.09m )

Dual aspect with two double glazed windows to the side and a double glazed window to the rear, and a double glazed bay window to the side. Inglenook feature fireplace with wooden mantel, wall lights, exposed beams, digital thermostat, underfloor heating, and wooden flooring.

### Shower Room

Frosted double glazed window to the side, low level W.C., vanity hand wash basin with storage under, wet room shower with rainfall shower and screen, tiled walls, extractor fan, spotlights, tiled flooring, 'ladder' style chrome towel radiator, and underfloor heating.

### Landing

Double glazed window to the side as you ascend the stairs, and spotlights.

### Bedroom One

15' 5" max x 13' 5" ( 4.70m max x 4.09m )

Double glazed window to the rear, spotlights, wall lights, digital thermostat, and radiator. Wooden sliding door leading to:

### En-Suite

Frosted double glazed window to the side, low level W.C., vanity hand wash basin with storage under, shower cubicle with rainfall shower and hand shower attachment and inset shelving, part tiled walls, extractor fan, 'ladder' style chrome towel radiator, and underfloor heating.

### Bedroom Two

10' 4" to bay window x 13' 7" ( 3.15m to bay window x 4.14m )

Double glazed bay window to the front, radiator, digital thermostat, and loft access.

### Bedroom Three

9' 7" x 14' 7" ( 2.92m x 4.45m )

Double glazed window to the side, spotlights, digital thermostat, and radiator.

### Bedroom Four

9' 7" x 12' 5" ( 2.92m x 3.78m )

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

### Bedroom Five

9' 4" x 10' 4" ( 2.84m x 3.15m )

Double glazed window to the front, digital thermostat, and radiator.

### Bathroom

Frosted double glazed window to the side, panel bath with hand shower attachment, shower cubicle with rainfall shower and hand shower and inset shelving, low level W.C., vanity hand wash basin with storage under, built-in-shelving unit, tiled walls, extractor fan, 'ladder' style chrome towel radiator, underfloor heating, spotlights, and tiled flooring.

### Garden

Sweeping driveway leading to the rear of the boundary and access to the garage and office. Laid to lawn either side of the driveway with mature trees, shrubs, and a shed.

To the side of the property is a stone patio the width of the house, and a decking area housing a pergola. The property has fenced borders surrounding, and brick flower beds to the front.

### Office

19' 9" x 11' ( 6.02m x 3.35m )

Double glazed French patio doors to the front, power and lights, and electric radiator.

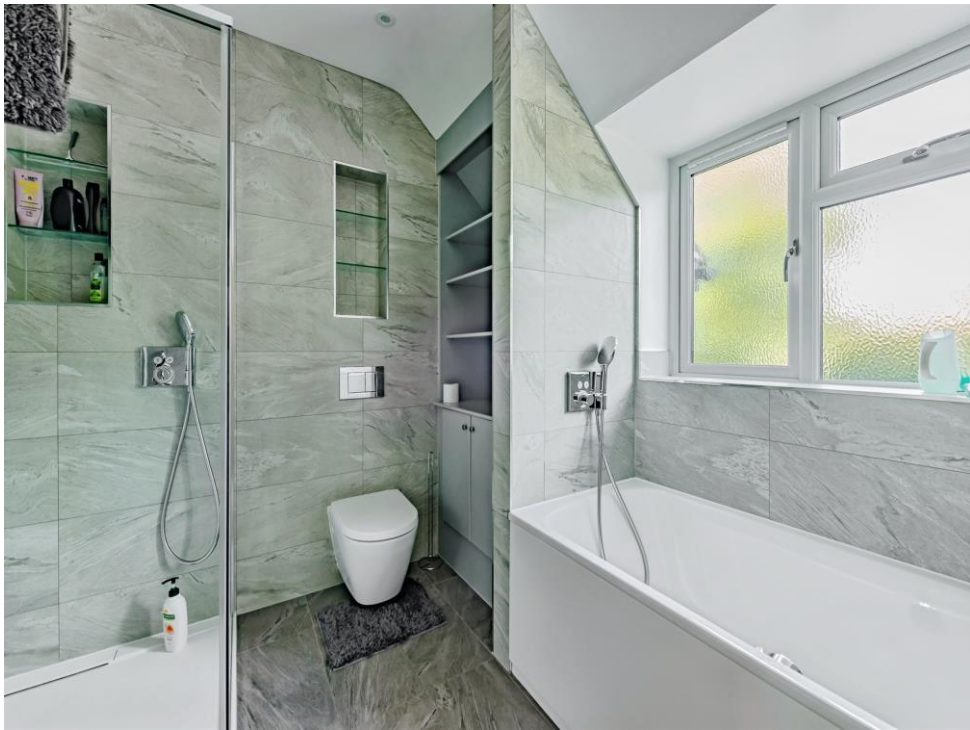
### Double Garage

19' 9" x 17' 9" ( 6.02m x 5.41m )

Two electric roller doors to the front, light and power, shelving to the rear, and overhead storage.















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**T 01342 717 727**  
**E [cophorne@connells.co.uk](mailto:cophorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

#### Directions to this property:

From our Copthorne Bank office proceed in an easterly direction, follow the road along passing Borers Arms Road, the property can be found further down on the left-hand side just before the bend.

EPC Rating: D    Council Tax  
 Band: G

Tenure: Freehold

**view this property online** [connells.co.uk/Property/COP403198](http://connells.co.uk/Property/COP403198)



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