



**Connells**

Leywood Effingham Road  
Burstow

# Leywood Effingham Road Burstow RH6 9RP

for sale fixed price  
**£675,000**



## Property Description

Step into a piece of local history with this beautifully presented four-bedroom 1930's cottage, once the original police house serving the villages of Burstow and Smallfield. Lovingly maintained the home perfectly blends character features with contemporary comforts. Thoughtfully extended, the home boasts a stunning orangery with underfloor heating and a striking Victorian sky lantern-ideal for year-round entertaining.

At the heart of the home is a stylish shaker-style kitchen/breakfast room, combining classic design with modern practicality. Additional highlights include a spacious living room and a convenient ground floor cloakroom, and a versatile fourth bedroom-ideal for guest, a home office, or multi-generation living.

The first floor offers a spacious master bedroom, two further well-proportioned bedrooms, and a modern family bathroom, all presented to a high standard.

Outside a generous south-facing garden offers a peaceful retreat with mature shrubs and established planting, offering a sense of privacy and tranquillity. It features a versatile multi-use cabin-perfect for a home office.

A large driveway provides ample parking for several cars.

Set on the edge of the sought-after villages of Copthorne and Smallfield, this delightful home is surrounded by beautiful countryside walks while remaining close to local amenities. With scope to extend (STPP), it presents a rare opportunity to create your dream home in an idyllic semi-rural location.

## Porch

Composite door to the front, double glazed windows either side, and wooden flooring.

## Entrance Hall

Radiator, and carpeted stairs leading to the first floor.

## Living Room

17' 9" x 12' 4" ( 5.41m x 3.76m )

Double glazed window to the front, open feature fireplace with surround, radiator, and double-glazed patio doors leading to:

## Orangery

15' 4" x 11' 4" ( 4.67m x 3.45m )

Double glazed French patio doors to the rear with views of the rear garden, triple aspect with double glazed windows to the side, and double-glazed pedestrian door to the side, double glazed Victorian sky lantern, spotlights, underfloor heating, and tiled flooring.

## Kitchen/Breakfast Room

15' x 13' 2" ( 4.57m x 4.01m )

A beautiful, fitted kitchen with matching wall and base units, one and a half bowls sink with drainer and multi-function tap, Smeg Pyrolytic range oven with stainless steel cooker hood over, oak work surfaces surrounding with tiled splash backs, integrated dish washer, wine rack, space for fridge/freezer, space for under counter fridge, space for table, spotlights, under stairs storage cupboard, chrome 'ladder' style radiator, and wooden flooring. Utility cupboard with space and plumbing for

washing machine. Double glazed window to the side, and double glazed pedestrian door to the rear.

**Cloakroom**

Frosted double glazed window to the side, low level W.C., vanity hand wash basin with storage under, spotlights, radiator, and wooden flooring.

**Study/Bedroom Four**

9' 9" x 9' 9" ( 2.97m x 2.97m )

Dual aspect with double glazed window to the front and double-glazed window to the side, radiator, and wooden flooring. Can be accessed via the entrance hall and kitchen.

**Landing**

Double glazed window to the rear, and loft access.

**Bedroom One**

11' 9" x 12' 4" ( 3.58m x 3.76m )

Dual aspect with double glazed window to the front and double-glazed window to the side, built-in-wardrobe, and radiator.

**Bedroom Two**

9' 9" x 9' 9" ( 2.97m x 2.97m )

Dual aspect with double glazed window to the front and double-glazed window to the side, and radiator.

**Bedroom Three**

7' 5" x 6' 8" ( 2.26m x 2.03m )

Double glazed window to the rear, and radiator.

**Bathroom**

5' 6" x 9' 1" ( 1.68m x 2.77m )

Frosted double glazed window to the rear, corner panel bath with hand shower attachment, low level W.C., hand wash basin, tiled shower cubicle, part tiled walls, chrome 'ladder' style towel radiator, spotlights, and tiled flooring.

**Boot Room**

3' 6" x 3' 2" ( 1.07m x 0.97m )

Accessed via the garden.

**Front Garden**

5-bar gated entrance with shingle driveway, and parking for multiple cars, including additional parking to the side with wooden gated access. Shrubs and mature hedgerow to the front.

**Rear Garden**

Large stunning South facing rear garden, mainly laid to lawn with mature shrubs surrounding, large block paved patio with walled border. Fence and hedge borders, and side gate access giving way to the front of the property.

**Garden Room**

12' 6" x 15' 8" ( 3.81m x 4.78m )

Wooden built garden room for multi-purpose use, and decking area to the front. Power and lighting.









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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#### Directions to this property:

Travelling from our Agents office on Copthorne Bank, head south on Copthorne Bank to traffic lights and turn right onto Effingham Road (B2037). The property will be on the right-hand side.

EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

**view this property online** [connells.co.uk/Property/COP404185](http://connells.co.uk/Property/COP404185)



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