



Connells

Brookhill Close
Cophorne

Brookhill Close Cophorne RH10 3PP

for sale
£725,000



Property Description

Nestled in the sought-after village of Cophorne, this extended four-bedroom detached home offers an exceptional amount of space both inside and out-perfect for growing families or those looking to up-size.

Boasting three generous reception rooms, a well-appointed kitchen with a separate utility area, and a convenient ground floor cloakroom. The layout is both practical and flexible for modern family living. The integral garage provides further convenience and potential for conversion (STPP).

Upstairs, you'll find four spacious bedrooms, with bedrooms One and Two benefiting from large en-suite bathrooms-each featuring a separate shower and bath for added luxury. A lovely family bathroom serves the remaining bedrooms.

Outside enjoys a private enclosed rear garden-ideal for children, pets or summer entertaining. The property also offers ample parking for up to four cars on the driveway.

This home combines the charm of village living with easy access to local amenities, schools, and transport links.

Entrance Hall

Double glazed door to the front, under stairs cupboard, radiator, and carpeted stairs to the first floor.

Cloakroom

Frosted double glazed window to the rear, low level W.C., hand wash basin, and part tiled walls.

Lounge

28' 3" x 11' 2" max (8.61m x 3.40m max)

Dual aspect with double glazed window to the front and double glazed sliding patio doors to the rear, open feature fireplace with brick surround, and radiator.

Family Room

12' 5" x 8' 3" (3.78m x 2.51m)

Double glazed window to the rear, wall lights, radiator, and door accessing the garage.

Dining Room

16' x 9' 1" (4.88m x 2.77m)

Double glazed window to the front, wall lights, decorative beams, and radiator.

Kitchen

8' 9" x 12' 1" (2.67m x 3.68m)

Fitted kitchen with base and eye-level units, one-and-a-half bowl sink with drainer, tiled splash backs, roll top work surfaces surrounding, eye-level double oven, 5-ring gas hob with cooker hood over, spotlights, radiator, decorative beams, and tiled flooring. Double glazed window to the rear. Door

giving access to:

Utility Room

6' 8" x 8' (2.03m x 2.44m)

Dual aspect with double glazed windows to the rear and side, and double glazed pedestrian door to the rear. Eye-level and base units, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for tumble dryer, wall mounted boiler in cupboard, and tiled flooring.

Landing

Double glazed window as you ascend the stairs, radiator, and airing cupboard housing the water tank. Loft access with pull down ladder, fully boarded with light and power.

Bedroom One

12' 4" max x 11' 2" (3.76m max x 3.40m)

Double glazed window to the rear, built-in-wardrobes spanning the width of the room, and radiator.

En-Suite

12' 4" x 8' 2" (3.76m x 2.49m)

Double glazed velux style window, tiled shower cubicle, panel bath with hand shower attachment, low level W.C., hand wash basin, chrome 'ladder' style towel radiator, extractor fan, and spotlights.

Bedroom Two

13' 1" x 11' 3" (3.99m x 3.43m)

Double glazed window to the front, built-in-wardrobe with mirrored sliding door, and radiator.

En-Suite

12' 4" x 8' 2" (3.76m x 2.49m)

Double glazed velux style window, tiled

shower cubicle, panel bath, low level W.C., hand wash basin, chrome 'ladder' style towel radiator, extractor fan, and spotlights.

Bedroom Three

12' 2" x 9' (3.71m x 2.74m)

Double glazed window to the front, and radiator.

Bedroom Four

12' 8" x 7' 8" max (3.86m x 2.34m max)

Double glazed window to the rear, built-in-wardrobe and eye-level cupboards, and radiator.

Bathroom

Frosted double glazed window to the rear, white suite comprising of: panel bath with shower and screen, low level, vanity hand wash basin with storage under, extractor fan, tiled walls, spotlights, and chrome #ladder# style towel radiator.

Garage

20' 1" x 8' 4" (6.12m x 2.54m)

Up-and-over door to the front, power and light, door to the rear accessing the family room.

Front Garden

Shingle driveway with parking for up to 4 cars, mature hedge border surrounding, area laid to lawn with mature shrubs, access to the front of the garage, and side gate accessing the rear garden.

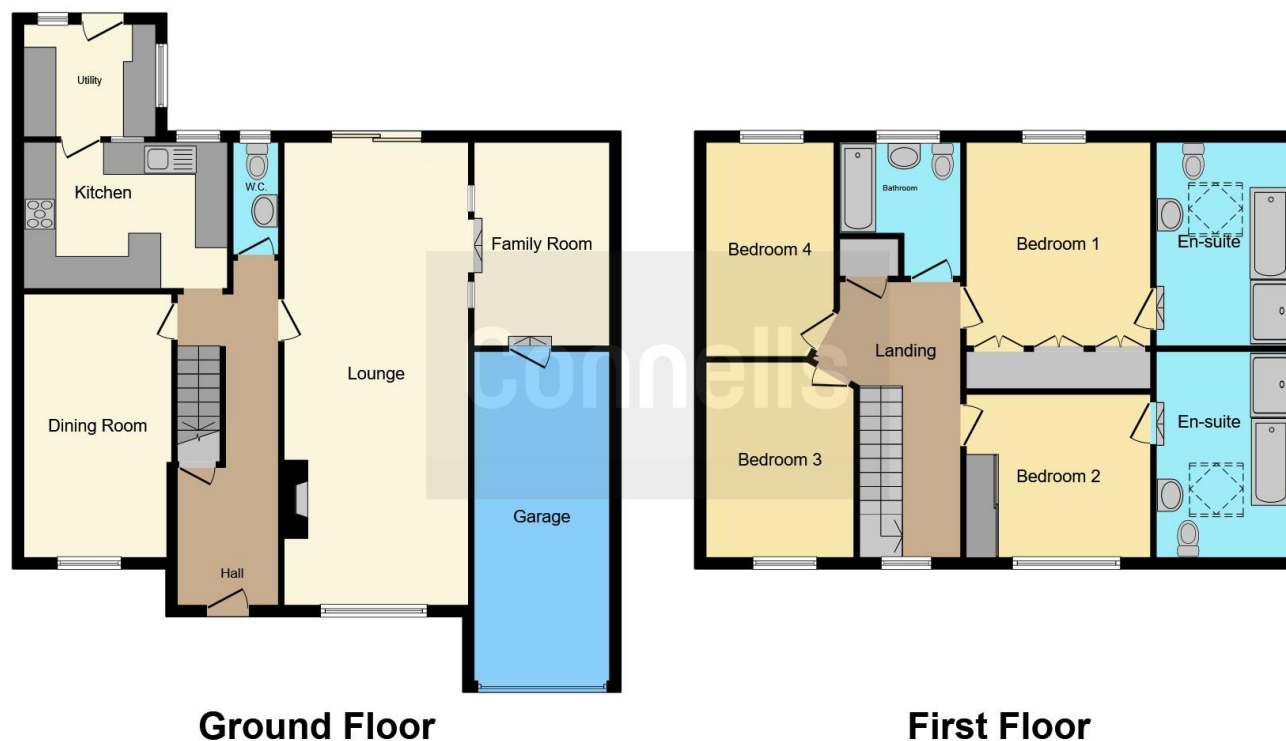
Rear Garden

A beautiful private rear garden, mainly laid to lawn with mature shrubs, large patio spanning the width of the property, outside power sockets, fenced and mature hedge borders. Two sheds, and side gate accessing the front of the property.









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

To view this property please contact Connells on

T 01342 717 727
E cophorne@connells.co.uk

4 Copthorne Bank
 COPTHORNE RH10 3QX

Directions to this property:

From our office in Copthorne Bank turn left and left again into Brookhill Road. Take the 2nd left into Brookhill Close where the property can be found directly on the left-hand side.

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/COP404194



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