



Connells

Ballavarry Borers Arms Road
Cophorne

Ballavarry Borers Arms Road Cophorne RH10 3LJ

for sale
£1,175,000



Property Description

Connells have the pleasure of marketing this rarely available five-bedroom, double-fronted detached family home, positioned on one of Cophorne's most sought-after roads. This substantial property offers versatile and spacious accommodation throughout.

The ground floor comprises four reception rooms, including a flexible multi-use room with built-in storage and full width bi-folding doors enjoying an outlook to the front of the property. Further benefits include a separate study, and a conservatory overlooking the rear garden, as well as a specialist designed German kitchen/diner with integrated appliances. A separate cloakroom and utility room complete the ground floor layout.

Upstairs the principal bedroom features a generous en-suite bathroom, complemented by four further well-proportioned bedrooms and a family bathroom boasting a bath and separate shower cubicle.

Externally the property offers a driveway providing parking for several cars, a pitched roof double garage, and a beautifully established rear garden with mature planting, summer house, and a feature Koi Carp Pond.

The property benefits from a highly efficient eco-energy setup, including, an air source water heating system, and 15 solar panels. This is complemented by six plus battery storage units, enabling the home to store and utilise renewable energy.

Positioned in the desirable village of Cophorne, this exceptional home combines space, flexibility, and a highly regarded location.

Entrance Hall

Lounge

15' 11" x 12' (4.85m x 3.66m)

Dining Room

16' 4" x 10' (4.98m x 3.05m)

Kitchen/Diner

19' x 11' 3" (5.79m x 3.43m)

Lobby

Cloakroom

Study

8' 6" x 6' 7" (2.59m x 2.01m)

Family Room

15' 11" x 12' (4.85m x 3.66m)

Hall

Utility Room

6' 11" x 8' 10" (2.11m x 2.69m)

Gym/Store

16' 1" x 12' 4" (4.90m x 3.76m)

Landing

Bedroom One

17' 9" x 12' (5.41m x 3.66m)

En-Suite

8' 6" x 7' 10" (2.59m x 2.39m)

Bedroom Two

12' 1" x 11' 10" (3.68m x 3.61m)

Bedroom Three

12' x 9' 6" (3.66m x 2.90m)

Bedroom Four

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom Five

11' 3" x 8' 9" (3.43m x 2.67m)

Bathroom

Double Garage

19' 4" x 18' 11" (5.89m x 5.77m)

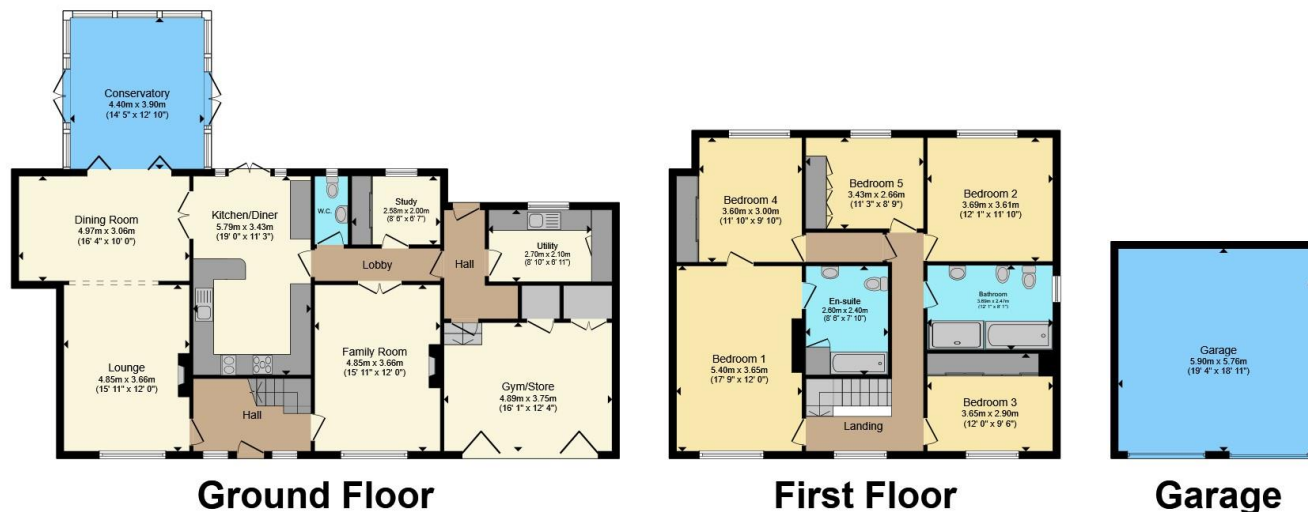
Front Garden

Rear Garden









Total floor area 278.4 m² (2,997 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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Directions to this property:

Travelling from 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 Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/COP404306



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