



Connells

Ballavarry Borers Arms Road
Copthorne



Property Description

Connells have the pleasure of marketing this rarely available five-bedroom, double-fronted detached family home, positioned on one of Copthorne'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 Copthorne, 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

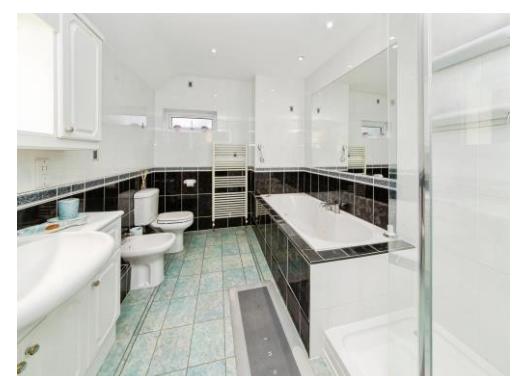
11' 10" x 9' 10" (3.61m x 3.00m)

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)

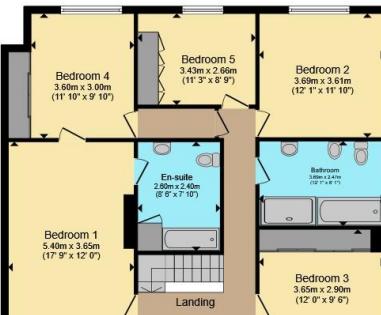
Front Garden**Rear Garden**



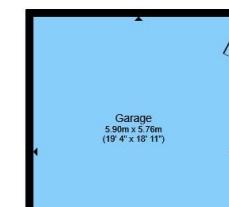




Ground Floor



First Floor



Garage

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

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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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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